



123 Denmark Road

Kingsholm Gloucester, GL1 3JW

£425,000



We are thrilled to present this exquisite, extended four-bedroom family home, spread across three levels, and beautifully maintained to showcase its period charm. Nestled in a highly sought-after area with a prestigious grammar school right on its doorstep and the convenience of the city center within walking distance, this property is an absolute gem that is unlikely to be available for long.

The accommodation comprises of: Entrance porch, entrance hallway, cloakroom, lounge, open plan kitchen/diner/family room & utility. On the first floor we have three bedrooms & the main family bathroom. On the top floor is a further double bedroom & en-suite.

Outside to the rear is a beautifully maintained & generous size garden with large shed/workshop. To the front is a driveway.



Entrance Porch 7'1" x 1'9" (2.18 x 0.54)

Approached via Upvc double glazed front door, tiled flooring, door through to:

Entrance Hallway 12'8" x 7'5" (3.87 x 2.27)

Approached via front door with frosted side panels, stairs leading to first floor, radiator, doors to lounge & family area.

Cloakroom 4'9" x 2'11" (1.47 x 0.90)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, heated towel rail.

Lounge 12'5" x 11'5" (3.81 x 3.48)

Upvc double glazed bay window to front, television point, radiator, power points, surround wiring including two speakers in the ceiling.

Family Area 13'1" x 12'2" (4.01 x 3.73)

Laminate flooring, power points, under floor heating, opening through to:

Kitchen/Diner 18'2" x 11'11" (5.56 x 3.64)

Upvc double glazed french doors to rear, Upvc double glazed window to rear & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, built in dishwasher, space for further appliances, two remote controlled velux windows with blinds, breakfast bar, laminate flooring, under floor heating, power points. Door to:

Utility Room 8'3" x 5'9" (2.54 x 1.77)

Upvc double glazed window to side, base level units with roll edge work tops, sink/drain, plumbing for washing machine & tumble dryer, wall mounted combination boiler, tiled flooring, fuse panel.

First Floor Landing

Upvc double glazed window to side, stairs leading to second floor, doors to bedrooms 2,3,4 & bathroom.

Bedroom 2 12'6" x 11'5" (3.82 x 3.49)

Upvc double glazed windows to front, radiator, power points.

Bedroom 3 12'3" x 10'5" (3.74 x 3.20)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4 8'5" x 8'4" (2.58 x 2.55)

Upvc double glazed windows to rear, radiator, power points.

Bathroom 7'5" x 6'4" (2.27 x 1.94)

Upvc double glazed frosted window to side, paneled bath with shower over, low level wc & pedestal wash hand basin, shaver point, heated towel rail.

Second Floor Landing

Upvc double glazed window to side, door through to:

Bedroom 1 15'5" x 10'6" (4.70 x 3.21)

Two Velux windows to rear, power points, storage cupboard, radiator, exposed brickwork, door too:

En-Suite Shower Room

Shower cubicle, low level wc & pedestal wash hand basin, shaver point, partly tiled walls.

Rear Garden

A fantastic size garden which is partly paved, with an area laid to lawn, raised decking area, greenhouses, cold water tap, gated side access. Door to large outbuilding a working garden also to the rear.

Tenure

Freehold.

Local Authority

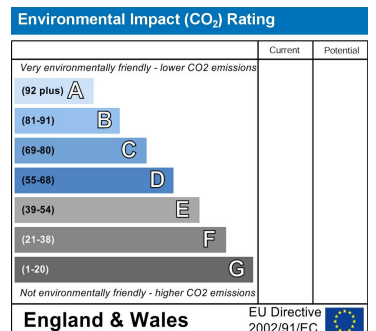
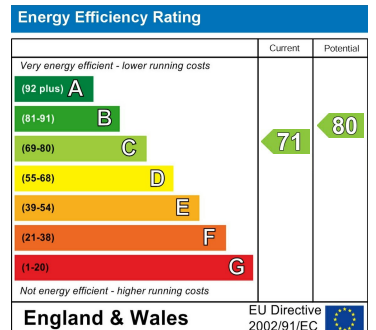
Gloucester City Council- Band D

Services

Mains water, gas, electricity, drainage, under floor heating in family area & kitchen/diner.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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