



**Lansdown Road, Gloucester GL1 3JG**

**£324,950**



## Lansdown Road, Gloucester GL1 3JG

- Four bedroom property in highly sought after location
- Modern cream kitchen with integrated appliances to include double eye level oven
- Generous open plan living accommodation
- Enclosed rear garden with raised patio
- Off road parking and single garage
- Viewing highly advised
- EPC rating D61

**£324,950**

### Accommodation

Stepping into the bright and light entrance hall which offers generous space for shoes, coats and such like, the property continues directly into the well presented and modern kitchen breakfast room. With various cream wall and base mounted units, including pantry style full length cupboards, integrated fridge, freezer, dishwasher and twin eye level oven and warming drawer, with an outlook across the sink towards the garden, the property is completed with breakfast bar and side door leading to the rear garden. Leading from the kitchen, the spacious dining room continues to offer ample natural light with French doors opening to the rear garden before leading to the living room with feature fireplace and wide aspect windows overlooking the front garden and green playing fields beyond. The ground floor is completed with the spacious w.c. and stairs leading to the first floor.

The open landing space provides access to the airing cupboard before leading to three ample sized double bedrooms alongside a further fourth single bedroom. The family bathroom offers suite to include w.c, wash hand basin, bath and separate shower unit.

### Outside

Framed by brick wall and gated access, parking can be located immediately in front of the integral garage with up and over door, power and lighting. The front garden offers a mix of mature shrubs, borders and lawn before pathway leads to the front door and around the side of

the property to provide rear access. Fully enclosed the rear garden offers access to the secure storage room before leading around to the lawn and raised patio area in addition to further patio adjacent to the dining room, established planting and borders complete the external space.

### Location

The characterful and favoured residential setting of Kingsholm is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted rated 'Outstanding' Kingsholm Church of England Primary School, alongside the Premiership Rugby ground which holds various events throughout the year.

### Local Authority, Service & Tenure

Gloucester City Council - Tax Band D.  
Mains water, drainage, gas and electric.  
Freehold.



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**01452 398010**

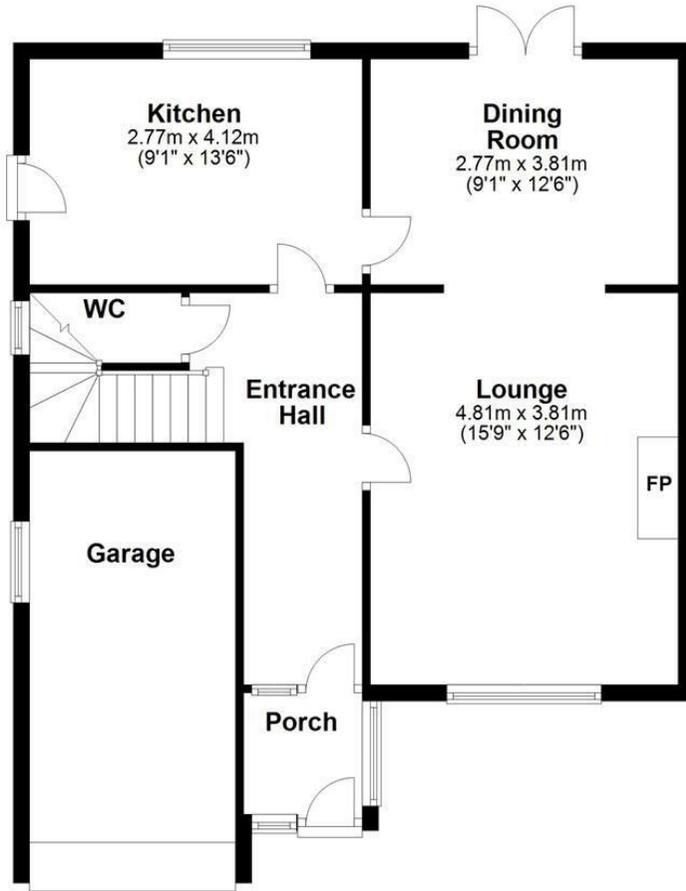
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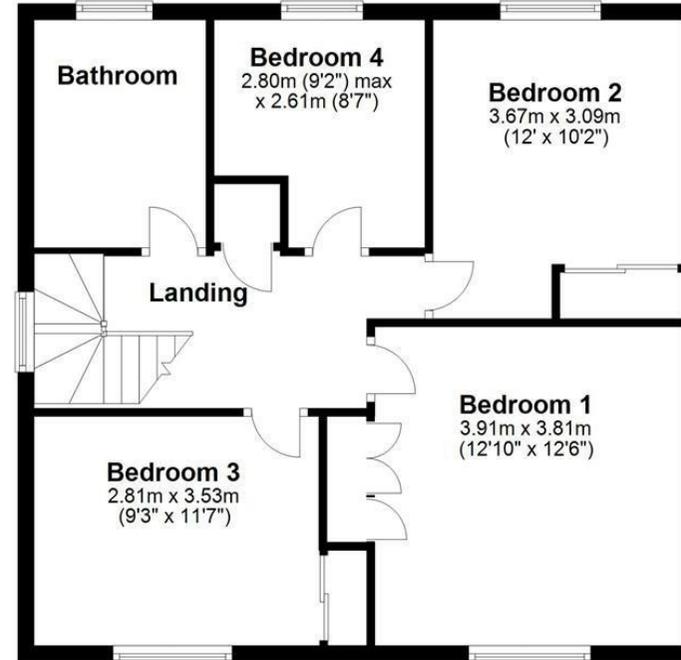
### Ground Floor

Approx. 69.9 sq. metres (751.9 sq. feet)



### First Floor

Approx. 61.7 sq. metres (663.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

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