

FOR SALE



Woodvale, Kingsway

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £240,000

MARTIN&CO



- Semi-Detached Home
- Popular Location
- Three Double Bedrooms
- En-suite to Master
- Family Bathroom
- Kitchen/Diner
- Garage
- (draft details)

DESCRIPTION

Situated on the popular Kingsway we are delighted to offer this 3 bedroom semi-detached family home with garage, entrance hall, lounge, kitchen/breakfast, cloakroom three double bedrooms, en-suite to master and bathroom, gas central heating, double glazing throughout, garden EPC - C, CTax - C, The property is well situated to provide good access into the city centre, and Junction 12 of the M5. No Chain.

ENTRANCE HALL

KITCHEN/DINER Dual aspect UPVC double glazed windows to front and rear aspect. Range of matching wall and base units with roll edge work-surface and inset one & a half bowl sink and drainer unit with part tiled walls. Built-in oven and hob with extractor hood over, plumbing for both washing machine and dishwasher plus further appliance space. Two radiators. Door to:

LOUNGE UPVC double glazed window to front aspect and UPVC double glazed French doors to garden. Two radiators and TV point.

CLOAKROOM UPVC double glazed window to rear aspect. Matching suite comprising wall mounted wash hand basin with tiled splashback and low level WC. Radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LANDING Large built-in cupboard housing hot water tank with shelving. Doors to bedrooms and family bathroom.

BEDROOM UPVC double glazed window to front aspect. Two built-in wardrobes and radiator. Door to:

ENSUITE UPVC double glazed window to rear aspect. Modern suite comprising fully tiled shower cubicle, pedestal wash hand basin and low level WC with part tiled walls, radiator, extractor fan and shaver point.

BEDROOM UPVC double glazed window to front aspect. Radiator.

BEDROOM UPVC double glazed window to rear aspect. Radiator.

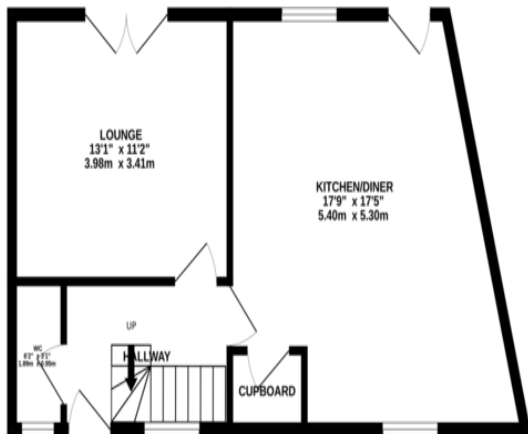
BATHROOM UPVC double glazed window to rear aspect. Modern suite comprising panelled bath, pedestal wash hand basin and low level WC with part tiled walls, radiator, extractor fan and shaver point.

GARDEN enclosed with patio and lawn with gated rear access.

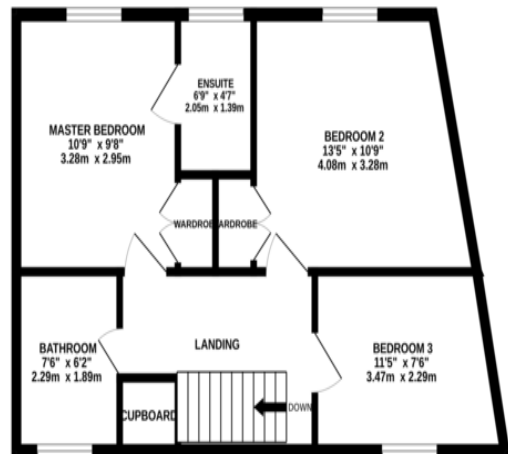
GARAGE Up & over door



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333

<http://www.martinco.com>



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