

ON HOLD



Woodvale, Kingsway, Gloucester

3 Bedrooms, 2 Bathroom, Semi-Detached House

Asking Price Of £260,000



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- 3 Bedroom Semi Detached
- Kitchen
- Lounge/diner
- Cloakroom
- Family Bathroom



DESCRIPTION Ideal family home situated on the popular Kingsway estate Martin & Co are delighted to offer this well presented three bedroom semi-detached family home. In brief the property comprises an entrance hall, lounge, kitchen/breakfast room and W.C. Upstairs hosts two double bedrooms and a family bathroom, with the upper floor hosting the master bedroom with ensuite bathroom. The property further benefits from gas central heating and double glazing throughout as well as having an enclosed rear garden and garage with parking. The property is well situated to provide great access into the town centre as well as to local commuter routes including Junction 12 of the M5. EPC - C, CTax - C. No Chain

ENTRANCE HALL Doors to the kitchen, lounge and downstairs WC. Stairs to first floor

WC Door to entrance hall and window to front. Hand wash basin and WC

KITCHEN UPVC double glazed window to front 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 washing machine.

LOUNGE/DINER Door to entrance hall, understairs storage cupboard, french doors and UPVC windows to the rear aspect

FIRST FLOOR LANDING Doors to 2 x bedrooms and family bathroom, 1 x storage cupboard, stairs to top floor

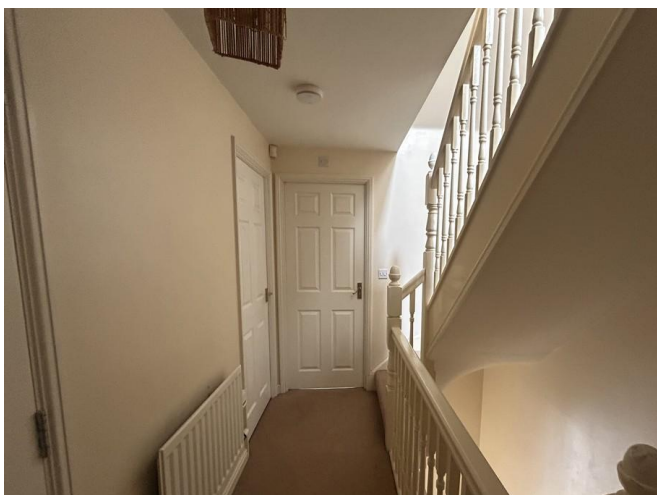
BEDROOM 2 Door to first floor landing, built in wardrobe, UPVC double glazed windows to the rear aspect



BEDROOM 3 Door to first floor landing, UPVC double glazed window to front aspect

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

BEDROOM 1 Door to stair leading to first floor, UPVC window to front aspect, door to ensuite bathroom, door to cupboard

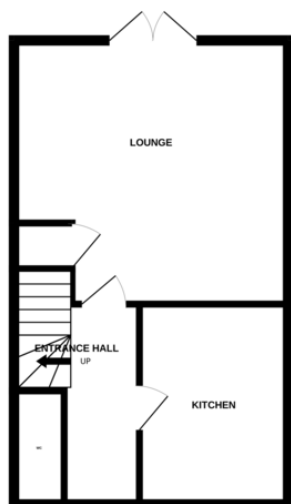




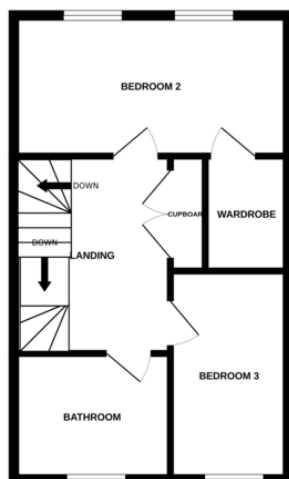
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



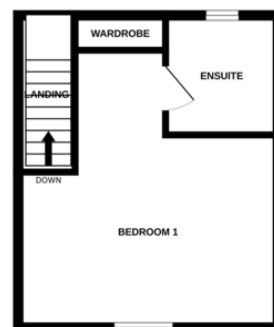
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.