



14 Fersfield Gardens Kingsway, Gloucester, GL2 2HW Offers Over £270,000

Thomas and Thomas are pleased to present this immaculate family home in Kingsway.

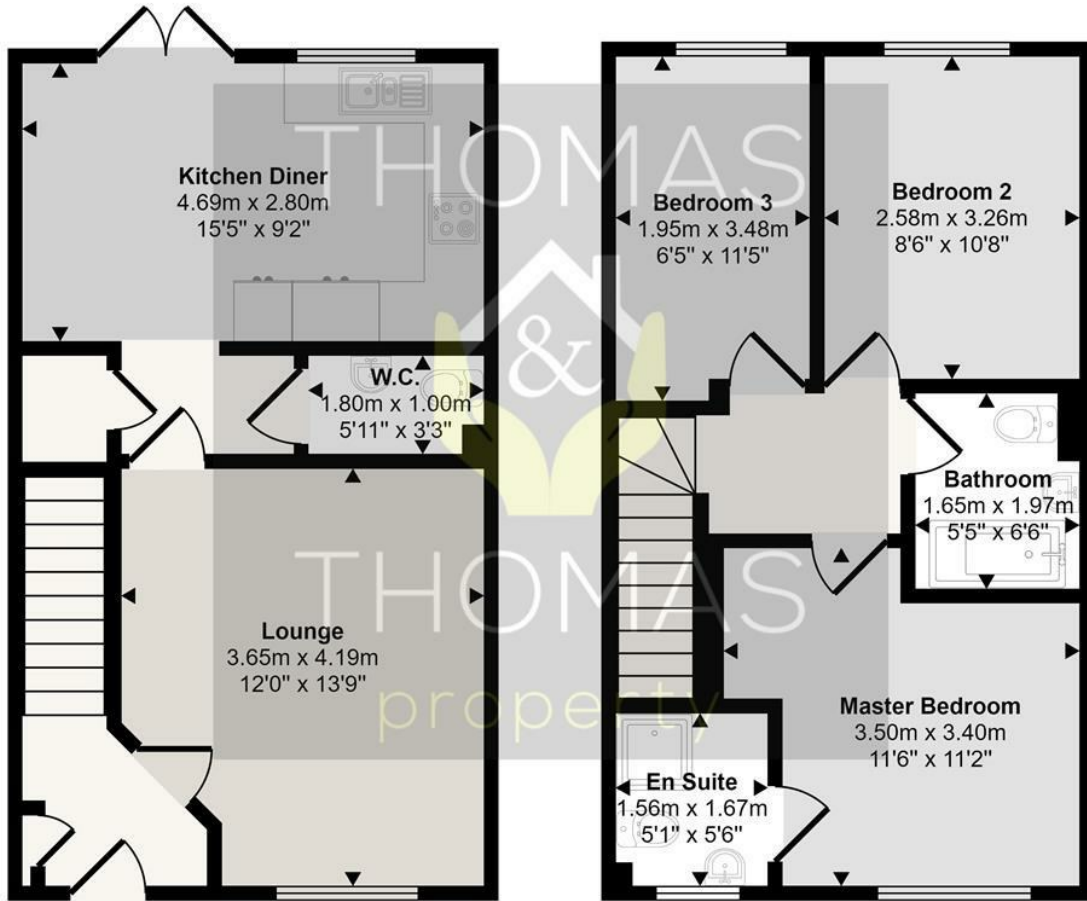
Briefly comprising of: Entrance hall with storage leading through to the good size lounge. There is a downstairs WC and large under stairs storage cupboard. Towards the back of the house is the open plan kitchen / diner with integrated cooker, hob, dishwasher and fridge/ freezer. The double doors open onto the private enclosed garden with patio and grass space.

Upstairs there are three bedrooms, two doubles and a single. The main bedroom benefits from an en suite shower room and finally a family bathroom.

This would make the ideal first home, please call us today to arrange your viewings.

- Three Bedrooms
- En Suite To Master
- Cul-De-Sac Location
- Very Well Presented
- Garage With Driveway
- 5 Years Remaining on NHBC Warranty

Approx Gross Internal Area
77 sq m / 834 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft

First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
84	96

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(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

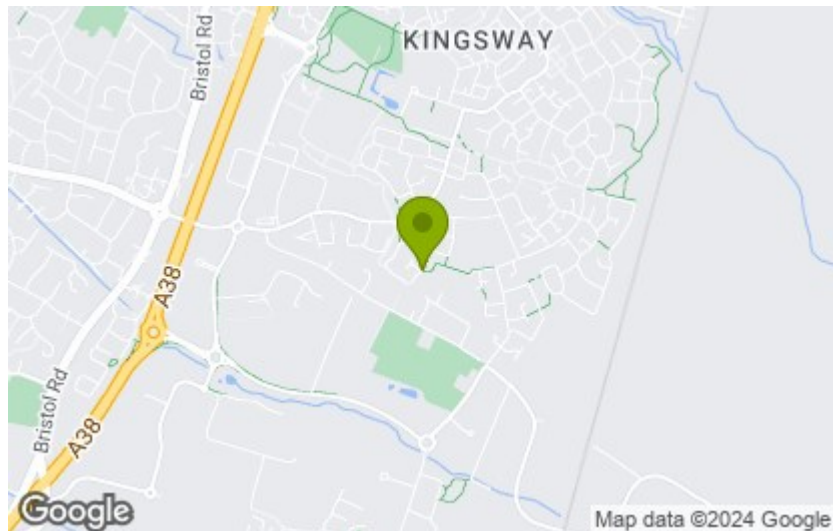
Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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.