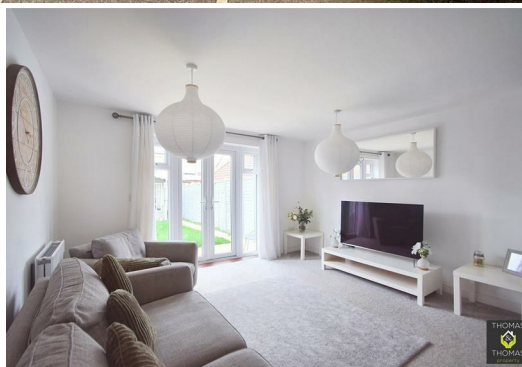




41 St. Mawgan Street Kingsway, Gloucester, GL2 2FZ Asking Price £255,000

This immaculate property would make the ideal starter home, ready to move in to and located in the popular Kingsway location. Offered to the market chain free with the remaining 4 years NHBC Warranty.

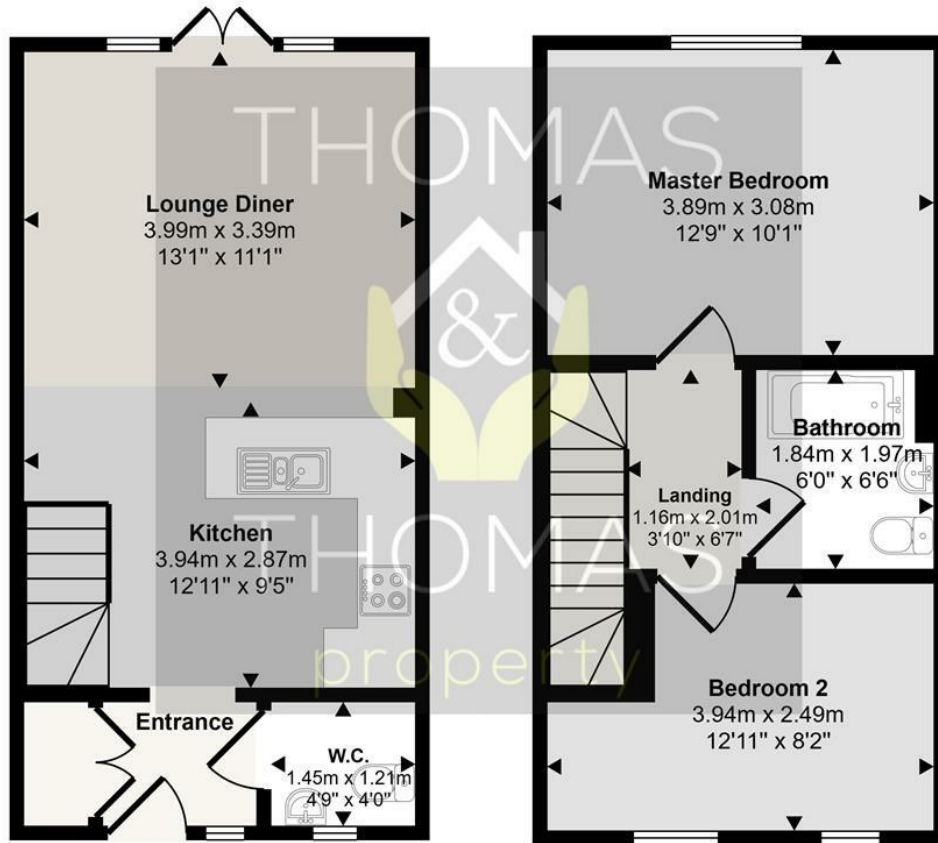
Briefly comprising of: Entrance hall with WC and double storage cupboard. The open plan kitchen / lounge / diner creates the ideal entertaining space, with double doors opening on to the low maintenance, enclosed garden.

Upstairs there are two double bedrooms and a family bathroom with shower over bath.

To the front of the property you will find two allocated parking spaces. The property is located within close proximity to local shops and amenities.

- Two Double Bedrooms
 - Chain Free
- Very Well Presented Throughout
 - Enclosed Garden
 - Downstairs WC
- Two Allocated Parking Spaces

Approx Gross Internal Area
62 sq m / 663 sq ft



Ground Floor
Approx 31 sq m / 333 sq ft

First Floor
Approx 31 sq m / 330 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
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		84
(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 CO ₂ 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 CO ₂ 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.