



46 Pevensey Place

Kingsway, Gloucester, GL2 2HP

£290,000



We are delighted to welcome to the open market this beautifully presented family home, perfectly suited for all growing families. Situated on a generous corner plot, this property boasts a lovely garden, garage, and ample parking space.

Internally the property comprises of: Entrance hallway, cloakroom, kitchen & lounge/diner. On the first floor are two bedrooms & bathroom. While on the top floor we have a large master bedroom with en-suite to accompany.

Further benefits also include Upvc double glazing throughout & remaining NHBC warranty.



Entrance Hallway

Approached via entrance door. Radiator. Stairs to first floor. Bespoke built in under stairs draws. Built in under stairs cupboard. Doors to cloakroom, lounge/diner & kitchen.

Cloakroom

Part tiled walls. Low level WC and pedestal wash hand basin. Radiator. Extractor fan.

Kitchen 11'3 x 8'5 (3.43m x 2.57m)

Upvc double glazed window to front aspect. Comprising of one and a half bowl sink unit. Laminate roll edge work surfaces with cupboards and drawers under. Matching wall mounted units. Breakfast bar. Built in gas hob and electric oven with extractor hood over. Plumbing for washing machine. Wall mounted boiler. Radiator.

Lounge/Diner 15'8 x 11'11 (4.78m x 3.63m)

Upvc double glazed window to side aspect. Double glazed French door to rear garden. Two radiators. TV point.

First Floor Landing

Upvc double glazed window to front aspect. Door to bathroom, bedroom two and bedroom three. Radiator. Stairs to second floor.

Bedroom 2 15'9 x 11'0 (4.80m x 3.35m)

Upvc double glazed window to rear aspect. Radiator. Upvc double glazed French door to rear Juliet balcony.

Bedroom 3 9'6 x 8'5 (2.90m x 2.57m)

Upvc double glazed window to front aspect. Radiator.

Bathroom

Panelled bath with shower over. Low level WC and pedestal wash hand basin. Tiled walls. Radiator.

Second Floor Landing

Door to:

Bedroom 1 15'7 x 10'8 (4.75m x 3.25m)

Upvc double glazed window to front aspect. Velux to rear aspect. Range of built in cupboards and wardrobes. Radiator. Door to En-suite.

En-Suite

Velux window to rear aspect. Double shower unit. Low level WC and pedestal wash hand basin. Radiator.

Rear Garden

A fantastic size garden which is partly laid to decking, mainly laid to lawn, gated side access, cold water tap.

Garage

Up & over door. Ev socket.

Tenure & Charges

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		95
(81-91) B		83	
(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	

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