



# 2 Wattisham Road

Kingsway, Gloucester, GL2 2ER

# Offers in excess of £365,000









We are delighted to welcome to the market this wonderfully presented four-bedroom family home, tucked away in the sought-after Kingsway area. Perfect for families seeking spacious accommodation, both inside and out, this property is a must-see! The accommodation comprises of: Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner & utility. Upstairs we have four bedrooms, en-suite shower room & bathroom.

Outside to the side of the property we have an enclosed garden with a detached home office. A garage & drive is also included.



# Entrance Hallway 7'4" x 5'8" (2.24 x 1.74)

Approached via double glazed front door, tiled flooring, radiator, stairs leading to first floor with under stairs storage, doors to power points, doors to cloakroom, lounge & kitchen/diner.

# Cloakroom 4'11" x 3'1" (1.51 x 0.94)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, extractor fan, fuse panel.

# Lounge 19'5" x 10'0" (5.94 x 3.07)

Upvc double glazed windows to front & Upvc double glazed french doors to side, television point, two radiators, power points. recessed down lights.

# Open Plan Kitchen/Diner 19'9" x 9'2" (6.02 x 2.80)

Two Upvc double glazed windows to side & one Upvc double glazed window to front, eye & base level units with roll edge work tops, sink/drainer, electric oven with induction hob & hood, radiator, power points, recessed down lights, door to:

## Utility

Door to rear, base level units with roll edge work tops, wall mounted combination boiler, plumbing & space for appliances, partly tiled walls.

## **First Floor Landing**

Access to loft via hatch, storage cupboard, doors to all rooms.

#### **Bedroom 1**

Upvc double glazed window to side, radiator, power points, built in wardrobes. Door to:

#### **En-Suite**

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls, extractor fan.

#### **Bedroom 2**

Upvc double glazed window to side, radiator, power points, built in wardrobe.

## **Bedroom 3**

Upvc double glazed window to front, radiator, power points.

#### **Bedroom 4**

Upvc double glazed windows to both front & side, radiator, power points.

## **Bathroom**

Upvc frosted double glazed window to front, paneled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

## **Rear Garden**

An enclosed area, partly paved, with an area laid to artificial lawn & a raised decking area. Gated rear access.

#### **Outside Office**

Accessed via your own private entrance. Power & lighting.

### Garage

Up & over door with power & lighting.

#### Tenure

Freehold.

#### Services

Mains water, gas, electricity & drainage.

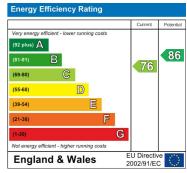
## **Local Authority**

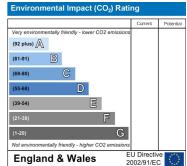
Gloucester City Council- Band D

# **Awaiting Vendor Approval**

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







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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