



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/drain, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	86
(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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