



R B WALTERS ESTATE AGENTS

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Valley Gardens, Kingsway, Gloucester, GL2 2BS.

Use This Section to Record Your Own Personal Property Notes -

Economical Family Home

Four Good Size Bedrooms

Extremely Private Front and Rear Elevations

Garage and Parking

Large Kitchen/Breakfast Room

Solar Panels Currently Generating £2000 pa

Refitted En Suite, Bathroom and Cloakroom

Scope to Extend Either Side

Study/Office

Landscaped Garden

Offers in the Region Of £415,000

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Potential to extend either side if required and solar panels providing nearly all daytime electric usage as well as an annual payment of approximately £2000 this extremely spacious family home enjoys great privacy front and back.

This detached house is nicely separated from its neighbours giving some space either side allowing scope for extension should you wish and enjoys a private position with no passing traffic and a pleasant outlook at the front across green space.

The ground floor has a 19ft kitchen/breakfast room, lounge, separate dining room, cloakroom and study ideal for those needing to work from home whilst upstairs there are four very generous bedrooms with the master having good size en suite and a family bathroom. The accommodation is exceptionally well presented and the bathrooms and kitchen have all been updated within the past 6 years.

The front of the property offers complete discretion and the garage is located at the rear with separate access to the rear garden which has been landscaped with a Mediterranean feel and easily maintained and offers total privacy. There is parking for two cars.

The solar panels were installed in 2011 and have a lifespan of 25 years to produce a maximum output. They currently generate 71.85 per kwh and provide the majority of all the daytime electric usage for the current owner as well as an annual payment of approximately £2000.

Services

- Mains Gas Central Heating
- Mains Electric with Solar Panels
- Mains Water (metered)
- Mains Drainage
- Ultrafast Fibre Broadband Available

Entrance Hall

Lounge 17' 10" x 11' 3" (5.43m x 3.43m)

Dining Room 11' 0" x 9' 1" (3.35m x 2.77m)

Kitchen/Breakfast Room 18' 7" x 11' 2" (5.66m x 3.40m)

Study/Office 9' 8" x 7' 4" (2.94m x 2.23m)

Cloakroom

First Floor Landing

Bedroom 14' 5" x 9' 3" (4.39m x 2.82m)

En Suite Shower

Bedroom 11' 2" x 8' 4" (3.40m x 2.54m)

Bedroom 10' 11" x 9' 1" (3.32m x 2.77m)

Bedroom 8' 8" x 7' 4" (2.64m x 2.23m)

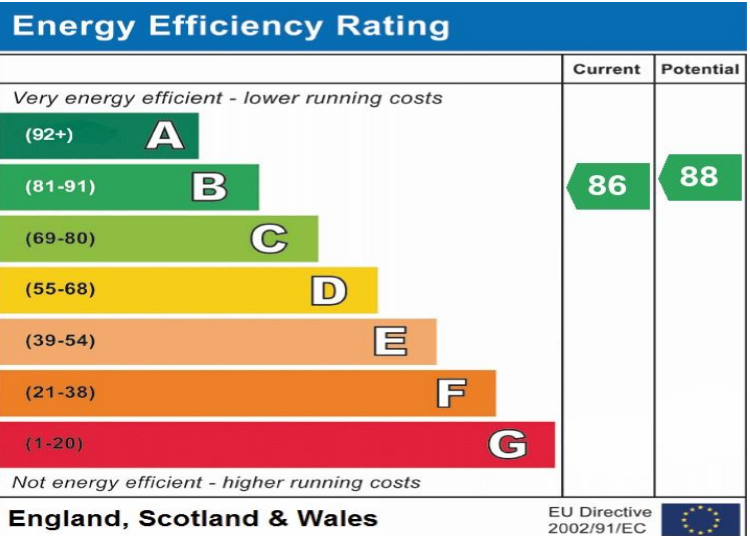
Bathroom

OUTSIDE

Rear Garden

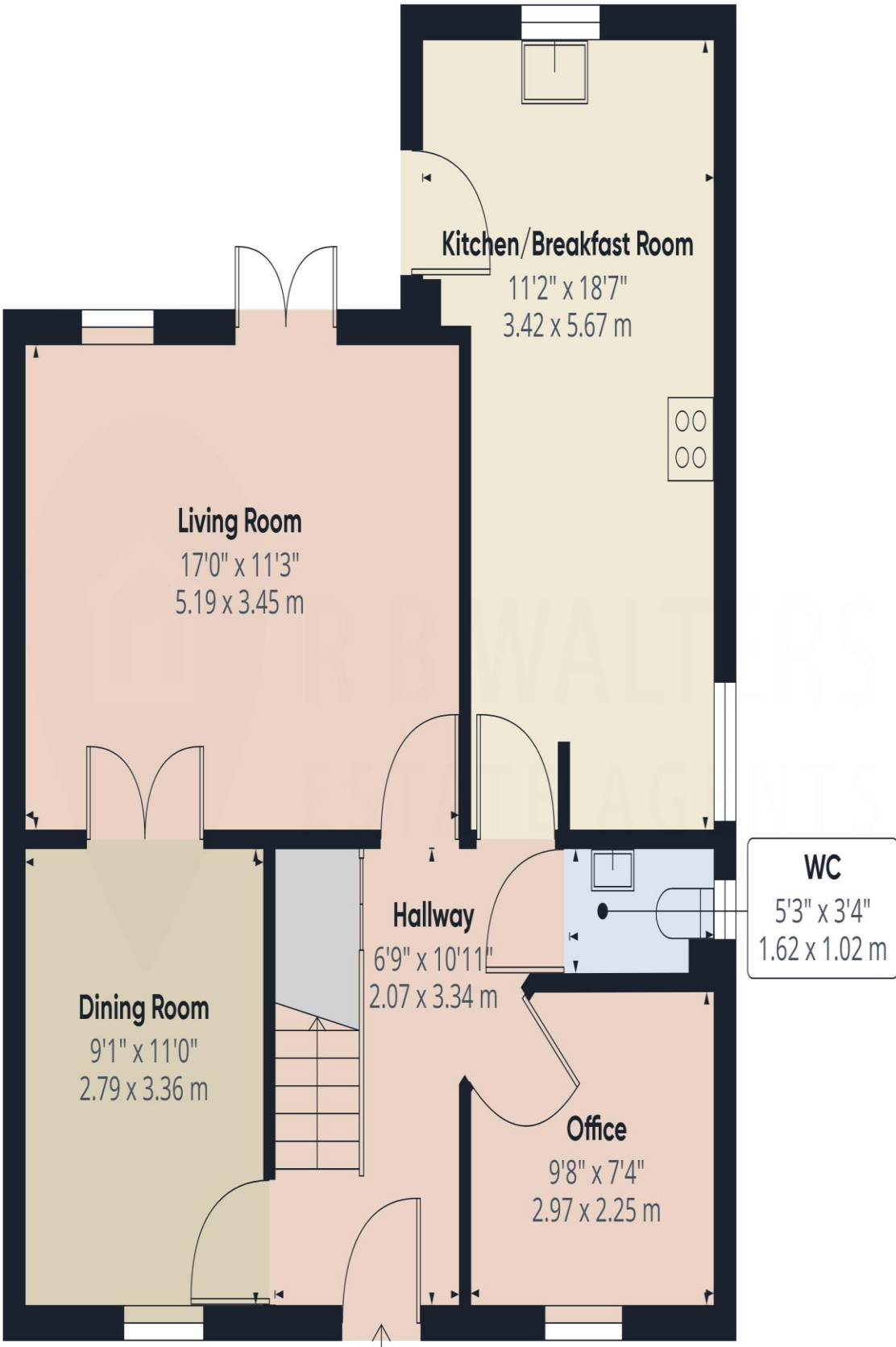
Garage 16' 3" x 8' 5" (4.95m x 2.56m)

Driveway Parking for 2 Cars



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor Building 1

Approximate total area⁽¹⁾

671.94 ft²

62.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.