



R B WALTERS ESTATE AGENTS

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Holbeach Drive, Kingsway, Gloucester, GL2 2BF.

Use This Section to Record Your Own Personal Property Notes -

Semi Detached House

Garage

En Suite to Master Bedroom

Well Presented

Three Bedrooms

Parking

Ground Floor Cloakroom

Kitchen Diner

£240,000

Holbeach Drive, Kingsway, Gloucester, GL2 2BF.

£240,000

Located in a small close with only a handful of other properties and benefitting from a garage and parking.

This semi-detached house is well presented by the current owners and provides good size accommodation with a kitchen/dining room, lounge and cloakroom on the ground floor and then 3 bedrooms (2 of them doubles) with master having en suite shower room and a further bathroom upstairs.

Outside there is parking in front of the garage and a reasonable rear garden.

Agent Note - The garage is located under a coach house and is subject to a separate lease for which the current owner pays £25 per annum contribution to the building insurance for the coach house.

- Services
- Mains Electric
- Mains Gas
- Gas Central Heating
- Mains Water (metered)
- Mains Drainage
- Superfast Fibre Broadband Available

Entrance Hall

Cloakroom

Lounge 18' 0" x 14' 7" (5.48m x 4.44m)

Kitchen/Diner 14' 7" x 9' 0" (4.44m x 2.74m)

First Floor Landing

Bedroom 11' 0" x 8' 6" (3.35m x 2.59m)

En Suite Shower

Bedroom 10' 0" x 8' 1" (3.05m x 2.46m)

Bedroom 9' 0" x 5' 9" (2.74m x 1.75m)

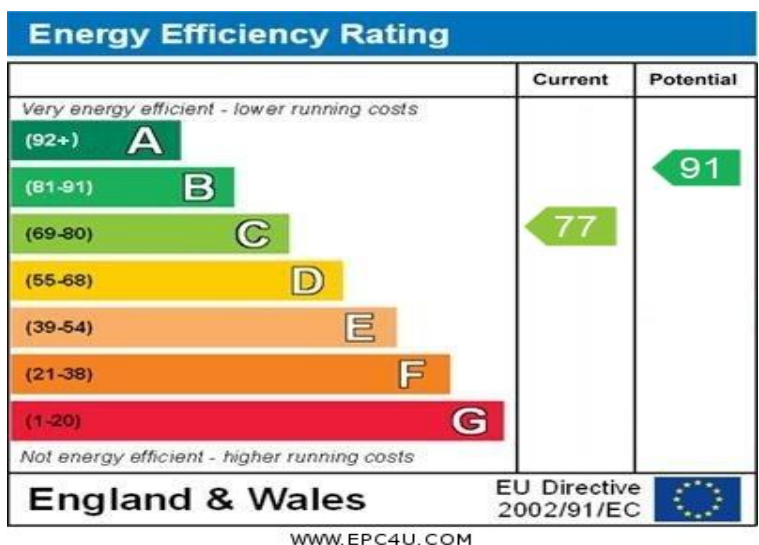
Bathroom

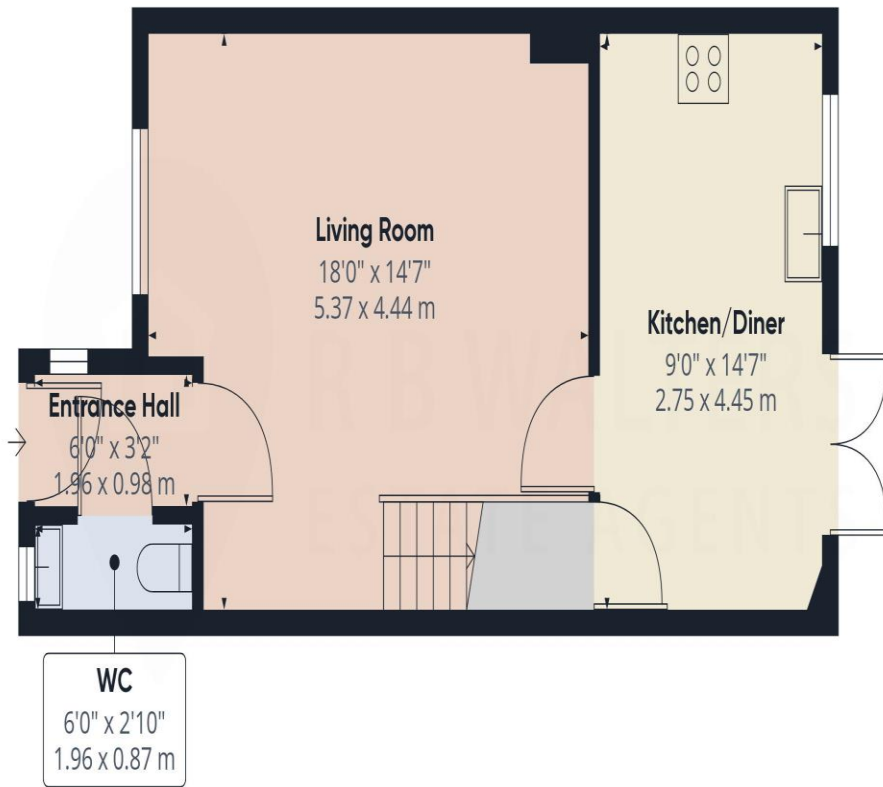
OUTSIDE

Parking

Garage

Rear Garden



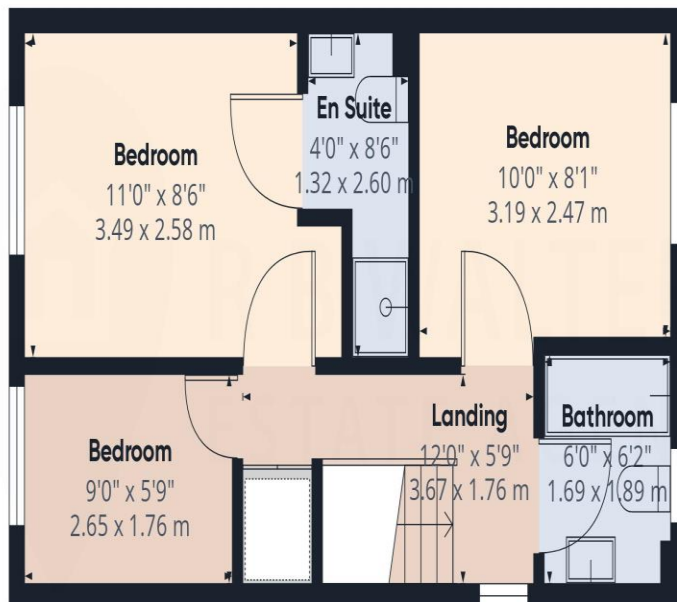


Ground Floor

Approximate total area⁽¹⁾

769.3 ft²

71.47 m²



Floor 1

(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.

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