



**R B WALTERS**  
ESTATE AGENTS



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*Pevensey Place, Kingsway, Gloucester,  
Gloucestershire, GL2 2HP.*

**£230,000**



Enjoying a fantastic position within Kingsway and ideal as a first time home or investment purchase this property has no passing traffic or people and has off road parking and a garage.

Such is the unique setting for this property you will need to pay particular attention to the instructions at the end of the description when attending a viewing.

Guaranteed to have no passing traffic or people this is a very well presented two-bedroom end terrace home with an open plan living space and cloakroom and family bathroom. The rear garden has separate gated access and also enjoys good privacy whilst adjacent to the house is a garage and a parking space whilst plenty of other parking is just a stones throw away.

The property and setting can only be fully enjoyed and appreciated by visiting in person so please contact us to arrange your viewing.

### Agents Note

The access to the parking is located between 76 & 80 Goose Bay Drive so please put 80 Goose Bay Drive into your Sat Nav. The parking space and garage is the right hand side of the block on your left as you drive in. There is a wooden gate with 18 on it which takes you to the front of the property.

#### Entrance Lobby

5' 3" x 4' 3" (1.60m x 1.29m)

#### Cloakroom

4' 11" x 4' 4" (1.50m x 1.32m)

#### Open Plan Living Room/Kitchen

22' 7" x 13' 0" (6.88m x 3.96m)

#### First Floor Landing

#### Bedroom

12' 11" x 11' 8" (3.93m x 3.55m)

#### Bedroom

10' 2" x 8' 1" (3.10m x 2.46m)

#### Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

#### Outside





*Rear Garden*

*Allocated Parking*

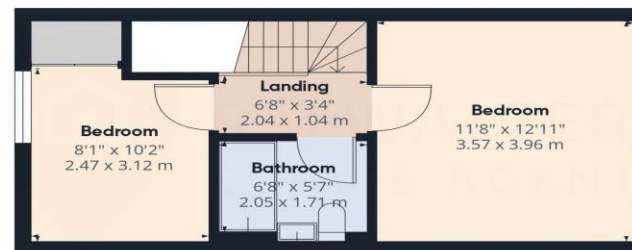
*Garage*

17' 7" x 9' 1" (5.36m x 2.77m)





**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

832 ft<sup>2</sup>

77.2 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**