



8 Boscombe Down, Kingsway, Quedgeley, Gloucester, Gloucestershire, GL2 2FT

£270,000

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Farr & Farr Sales
Lettings 

**8 Boscombe Down, Kingsway,
Quedgeley, Gloucester,
Gloucestershire, GL2 2FT.**

£270,000

**A Stylish Three-Storey Townhouse Adjacent
to a Picturesque Park.**

A well-presented three-storey townhouse with driveway parking and a garage, located next to a lovely park and offering excellent access to the M5.

The ground floor includes a modern kitchen with integrated appliances and access to a low-maintenance rear garden.

The first floor features a bright living room with a Juliet balcony and a double bedroom. The top floor offers two further double bedrooms, including a master with en-suite, plus a family bathroom with a shower over the bath.

The garage is accessible from the front, with a side entrance from the driveway leading to the garden.

Entrance Hall

Double glazed front door with obscured glass. Vinyl Flooring. Stairs to first floor. Fuse box. Entrance to:

Cloakroom

Vinyl flooring. Wash handbasin with tiled splashback. Low-level WC. Double glazed obscured glass window.

Kitchen 15' 5" x 9' 8" (4.70m x 2.94m)

A range of drawers, cupboards and wall cabinets with laminate worktop over and matching laminate upstand. Stainless steel one and a half bowl sink with drainer and mixer tap. Extractor hood. Built in electric hob with glass splashback. Built-in double oven. Built-in fridge freezer. Built-in washing machine. Combi boiler housed in wall cupboard. Double glazed window to the rear. French doors opening onto garden.

First Floor Landing

Carpet flooring. Double glazed window to side and front. Storage cupboard. Stairs to second floor.

Living Room 15' 5" x 12' 7" (4.70m x 3.83m)

French doors and Juliet balcony overlooking rear garden. Double glazed window to rear. Carpet flooring. TV point.

Bedroom Two 8' 2" x 13' 10" (2.49m x 4.21m)

Double glazed window to front. Carpet flooring.

Second Floor Landing

Carpet flooring.

Bedroom One

Carpet flooring. Two double glazed windows. Built-in wardrobe with mirrored sliding doors.

Ensuite

Low-level WC. Hand wash basin. Vinyl flooring. Shower cubicle with tiled walls and electric shower. Partly tiled walls. Extractor fan. Radiator.

Bedroom Three 12' 0" x 10' 0" (3.65m x 3.05m)

Carpet flooring. Two double glazed windows to the front. Built-in wardrobe.

Family Bathroom

Vinyl flooring. Low-level WC. Wash handbasin. Partly tiled walls. Bath with mixer tap and shower attachment. Radiator. Extractor hood.

Garden

Enclosed by fencing with side access. Mainly laid to lawn.

Garage 8' 2" x 16' 9" (2.49m x 5.10m)

Up and over door. Power and light.

Front external

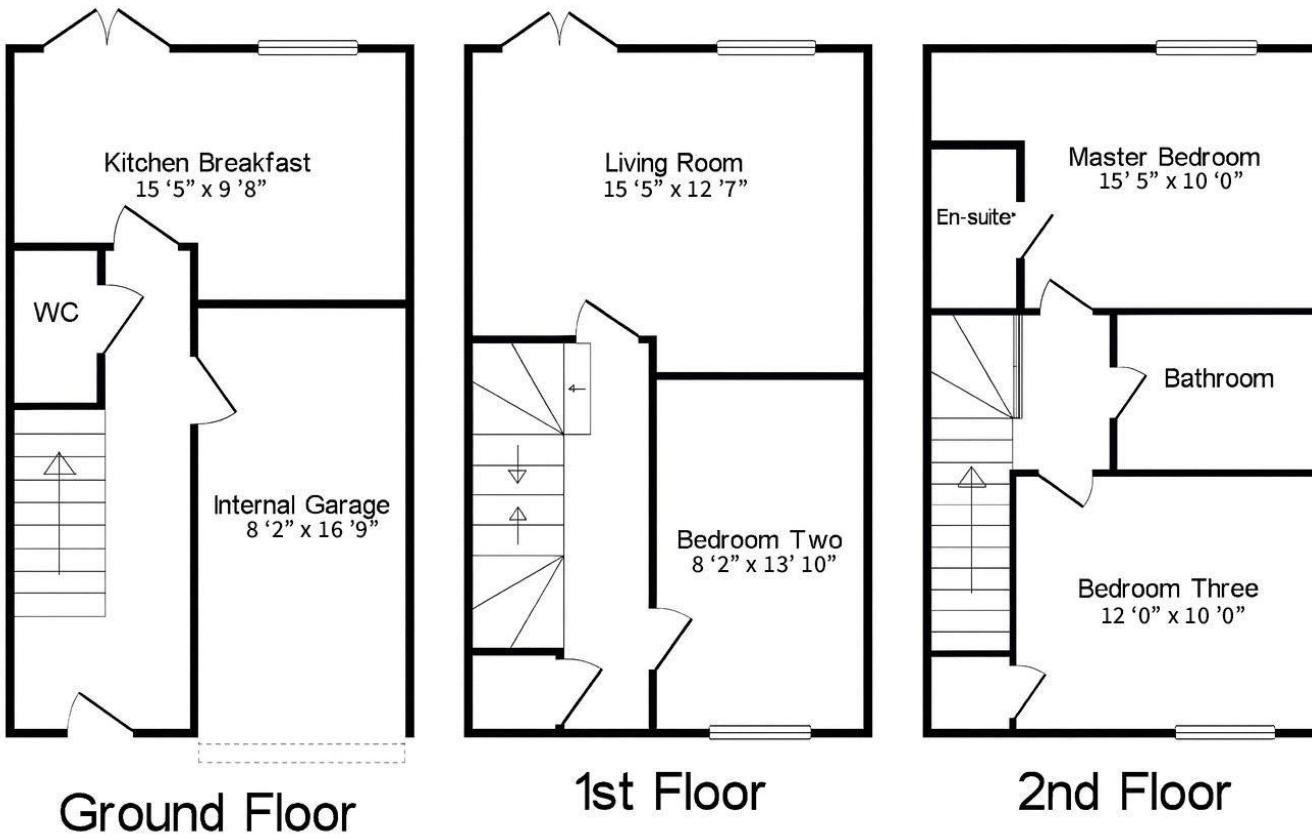
Driveway. Garage and views of picturesque park.

More Information

EPC: C

Council Tax: C





These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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