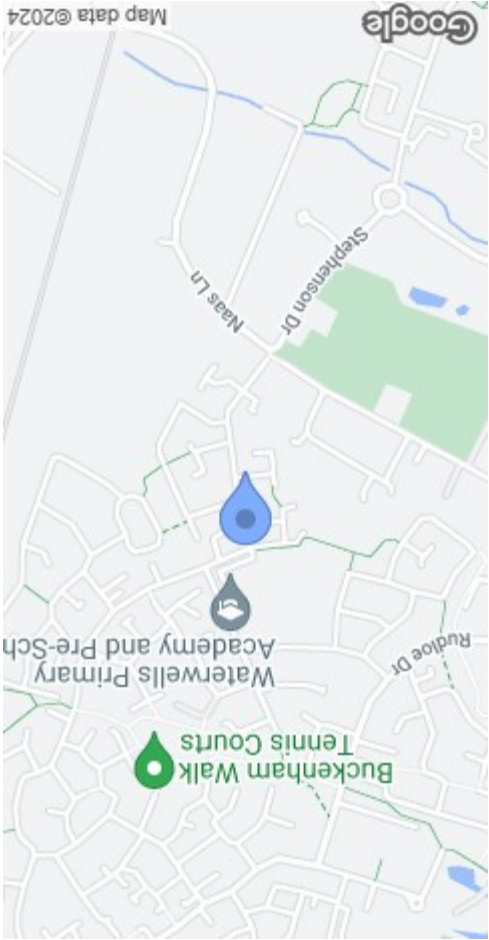


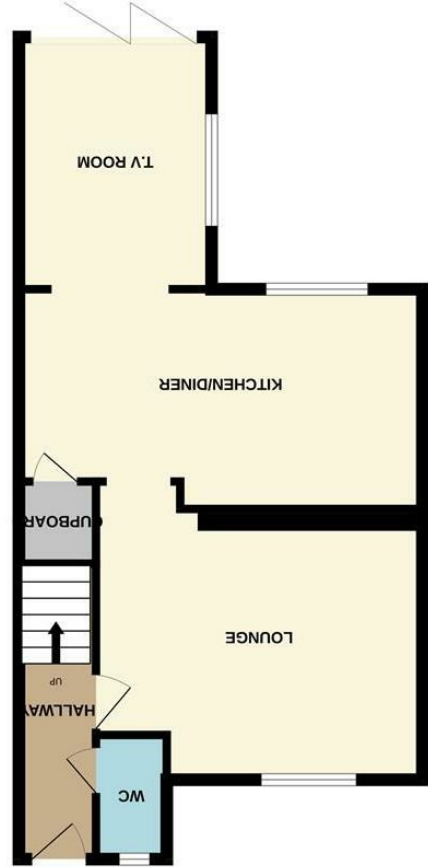
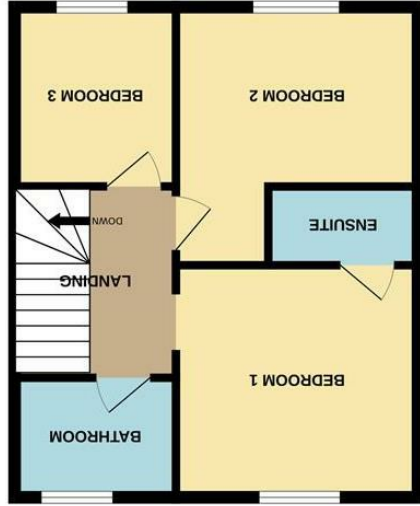


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and any other area are approximate and no responsibility is taken for any error. Prospective purchaser: The fixtures, systems and appliances shown have not been tested and no guarantee is given. Measurements and any other area are approximate and no responsibility is taken for any error. Made with Mapbox ©2024



52 Swannington Drive
 Kingsway, Gloucester GL2 2HD



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£280,000

Extended and beautifully upgraded three bedroom terraced property built in 2015 with a re-fitted kitchen/diner, a downstairs cloakroom, a TV room extension with bifold doors onto the garden, an en-suite shower room to bedroom one and off road parking for two vehicles.

Accommodation comprises hallway, cloakroom, lounge with a media wall, re-fitted kitchen/diner with built in appliances that opens to the TV room extension with bifold doors onto the garden.

Upstairs you have bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom with a white suite.

Outside at the front of the property there is off road parking for two vehicles and a small low maintenance garden.

Around to the rear of the property you have a lovely enclosed landscaped garden with a hot tub area, lawn, wooden built garden shed and a water feature.

Kingsway Village is a growing suburb located three miles south of the City of Gloucester, adjacent to the suburbs of Quedgeley and Tuffley. In 1535, Henry VIII and Anne Boleyn visited the parish of Quedgeley and were met by representatives of the city of Gloucester. Around this time in the Middle Ages, the main road through the parish was known as "The King's Way". Kingsway is built upon the old RAF Quedgeley site and the development of the site was started in 2006 by several housing developers. For those with green fingers, the Kingsway Allotment Association was set up in 2003. The popular and attractive allotment site is self-managed on a voluntary basis by the Kingsway Allotment Association under an agreement held with Cheshire West and Chester Council. Although the Allotment site is owned by Cheshire West and Chester Council, the land is leased to the Kingsway Allotment Association in order to manage the site for the benefit of plot holders. The village now has two primary schools which are Kingsway Primary School and Waterwells Primary Academy. There is an array of local amenities to include various retailers, a choice of supermarkets, a gym, doctor's surgery, a community centre and two pubs great for families, The Rose Tree and The Barn Owl. Further to this there is a regular bus service and the M5 is within easy reach with both Northbound and Southbound access.



Double glazed Georgian style front door leads into:

ENTRANCE HALLWAY

Radiator, stairs leading off, downlighters, shoe storage, wood effect flooring.

CLOAKROOM

Low level w.c., wash hand basin with a tiled splashback, downlighter, extractor fan, upvc double glazed Georgian style window to front elevation.

LOUNGE

15'2 x 12'7 max (4.62m x 3.84m max)

Media wall, downlighters, recess with storage, wood effect flooring, upvc double glazed Georgian style window to front elevation.

KITCHEN/DINER

16'2 x 10' max (4.93m x 3.05m max)

Base and wall mounted units, marble effect worktops, tiled splashback, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, induction hob, extractor fan, washing machine and bin store, downlighters, space for table and chairs, understairs storage cupboard, wood effect flooring, upvc double glazed window to rear elevation, opening into:

TV ROOM

11'9 x 9' (3.58m x 2.74m)

Exposed brick walling, velux roof light, wall lights, wood effect flooring, upvc double glazed window to side elevation, bifold doors to rear elevation onto the garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Downlighters, access to loft space, built in storage cupboard, wood effect flooring.

BEDROOM 1

10'9 x 9'4 (3.28m x 2.84m)

Single radiator, tv point, wood effect flooring, upvc double glazed Georgian style window to front elevation, through to:

EN-SUITE SHOWER ROOM

6'5 x 3'8 (1.96m x 1.12m)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin, partially tiled walls, single radiator, downlighters, extractor fan.

BEDROOM 2

13'3 x 9'5 max (4.04m x 2.87m max)

Single radiator, wood effect flooring, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 3

9'1 x 6'7 (2.77m x 2.01m)

Single radiator, wood effect flooring, upvc double glazed window to rear elevation.

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin, partially tiled walls, heated towel rail, downlighters, extractor fan, upvc double glazed Georgian style window to front elevation.

OUTSIDE

The front garden is laid to shale with a paved pathway leading to the front door.

To the rear there is a landscaped garden with a deck leading to a hot tub area. The rest of the garden is laid to lawn with plants, shrubs, bushes, waterfall, wooden built storage shed that also gives access to the rear of the property.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Hickory Smoke House proceed down Redlow Drive then turn right into Wendling Road and proceed to the end and turn right then left into Swannington Drive where the property can be found.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

