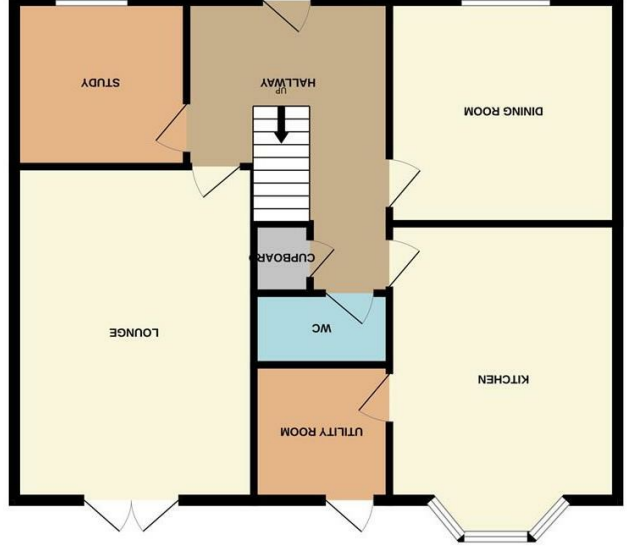
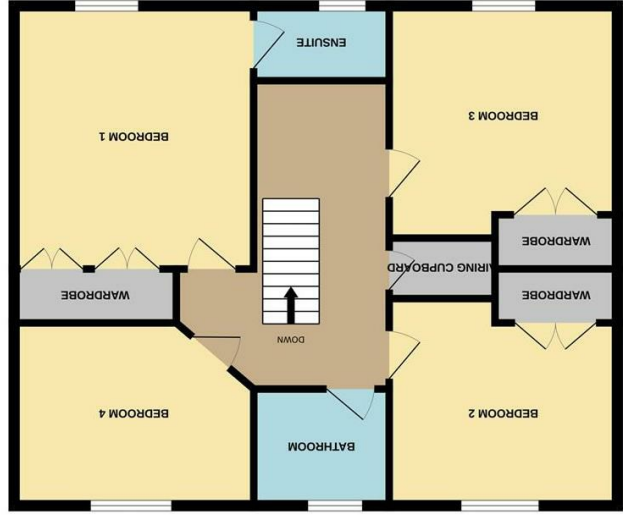
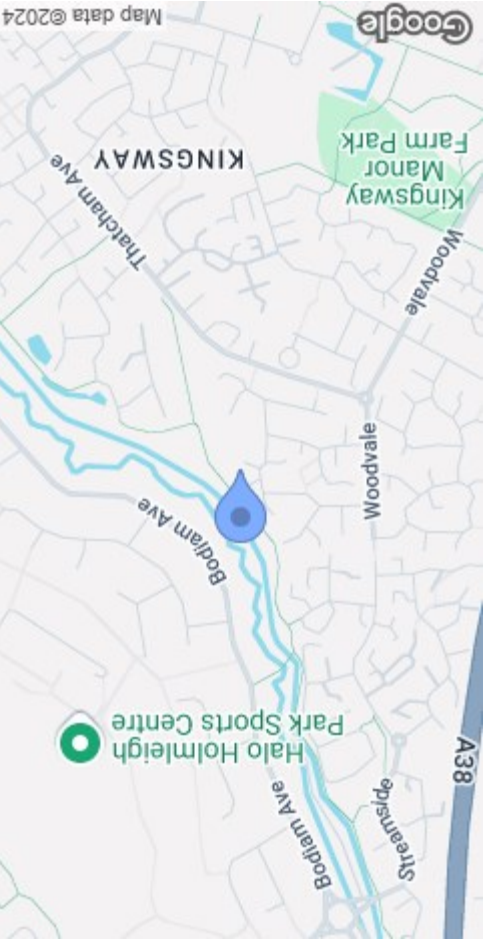




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>101-110</td></tr> <tr><td>B</td><td>81-100</td></tr> <tr><td>C</td><td>61-80</td></tr> <tr><td>D</td><td>41-60</td></tr> <tr><td>E</td><td>21-40</td></tr> <tr><td>F</td><td>1-20</td></tr> <tr><td>G</td><td>1-10</td></tr> </table>	A	101-110	B	81-100	C	61-80	D	41-60	E	21-40	F	1-20	G	1-10	<table border="1"> <tr><td>A</td><td>101-110</td></tr> <tr><td>B</td><td>81-100</td></tr> <tr><td>C</td><td>61-80</td></tr> <tr><td>D</td><td>41-60</td></tr> <tr><td>E</td><td>21-40</td></tr> <tr><td>F</td><td>1-20</td></tr> <tr><td>G</td><td>1-10</td></tr> </table>	A	101-110	B	81-100	C	61-80	D	41-60	E	21-40	F	1-20	G	1-10
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TOTAL FLOOR AREA: 1662 sq. ft. (154.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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34 Chivenor Way
 Kingsway, Gloucester GL2 2BH

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers In Excess Of £375,000

Chain Free Spacious and well presented four bedroom, three reception room detached house built in 2007 with an en-suite shower room, a low maintenance enclosed rear garden and a single garage situated in a pleasant cul-de-sac.

Accommodation comprises hallway, cloakroom, lounge with French doors onto the garden, study, dining room, fitted kitchen, utility room, bedroom one with an en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom.

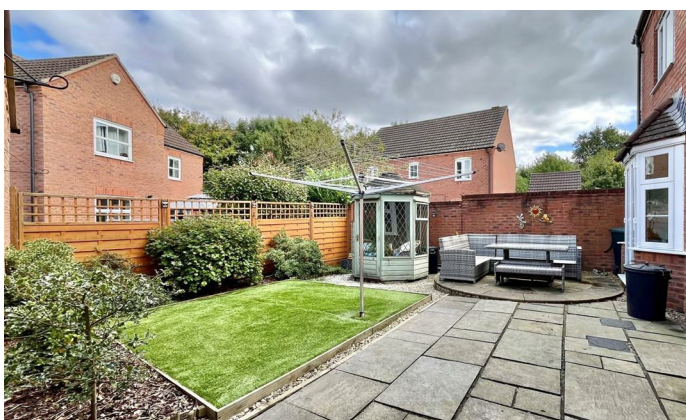
Outside you have low maintenance gardens and a driveway leading up to the single garage.

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 front door with leaded lights leads into:

ENTRANCE HALLWAY

Laminate flooring, single radiator, stairs leading off with storage cupboard under.

CLOAKROOM

Low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, extractor fan.

LOUNGE

15'1 x 11' (4.60m x 3.35m)

Ornamental fireplace surround and hearth, wall lights, two single radiators, upvc double glazed French doors to rear elevation onto the patio.

STUDY

7'6 x 7' (2.29m x 2.13m)

Single radiator, upvc double glazed window to front elevation overlooking the cul-de-sac.

DINING ROOM

9'4 x 9'3 (2.84m x 2.82m)

Single radiator, upvc double glazed window to front elevation.

KITCHEN/BREAKFAST ROOM

14'4 x 9'3 max (4.37m x 2.82m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, four burner gas hob and extractor hood, built in fridge/freezer, built in dishwasher, tiled floor, double radiator, upvc double glazed bay window to rear elevation overlooking the rear garden.

UTILITY ROOM

6' x 6' (1.83m x 1.83m)

Base unit, laminated worksurface, single drainer stainless steel sink unit, tiled splashback, plumbing for automatic washing machine, tiled floor, single radiator, cloaks hanging space, wall mounted gas fired central heating boiler, double glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, airing cupboard with a hot water cylinder and slatted shelving, access to loft space.

BEDROOM 1

11'2 x 11'1 (3.40m x 3.38m)

Double built in wardrobe, double radiator, tv point, upvc double glazed window to front elevation, through to:

RE-FITTED EN-SUITE SHOWER ROOM

6'2 x 6' (1.88m x 1.83m)

Corner shower cubicle and unit, wash hand basin with a mixer tap and cupboards below, low level w.c., chrome heated towel rail, shaver point, extractor fan, upvc double glazed window to front elevation.

BEDROOM 2

9'7 x 9'5 max (2.92m x 2.87m max)

Double wardrobe, tv point, single radiator, upvc double glazed window to rear elevation.

BEDROOM 3

9'7 x 9'5 max (2.92m x 2.87m max)

Built in wardrobe, single radiator, upvc double glazed window to front elevation.

BEDROOM 4

9'7 x 8'6 max (2.92m x 2.59m max)

Single radiator, upvc double glazed window to rear elevation.

FAMILY BATHROOM

7'6 x 6'7 max (2.29m x 2.01m max)

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

OUTSIDE

To the front there is a pathway leading to the front door and gravelled gardens with flower borders.

To the side of the property there is a driveway leading via wooden gates onto further off road parking which in turn leads to a:

SINGLE GARAGE

Up and over door to front elevation.

To the rear there is an enclosed low maintenance garden with a paved patio, astroturf, flower borders, plants and bushes all surrounded by fencing and walling.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

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 the dual carriageway turn left into Kingsway and left at the first roundabout into Woodvale. Go over the traffic lights and straight over the roundabout and take the first turning right into Chivenor Way where the property can be located.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.