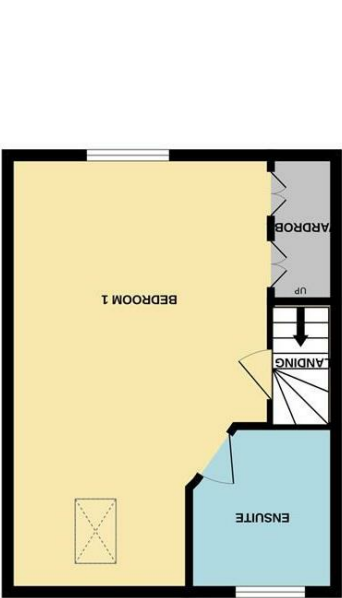
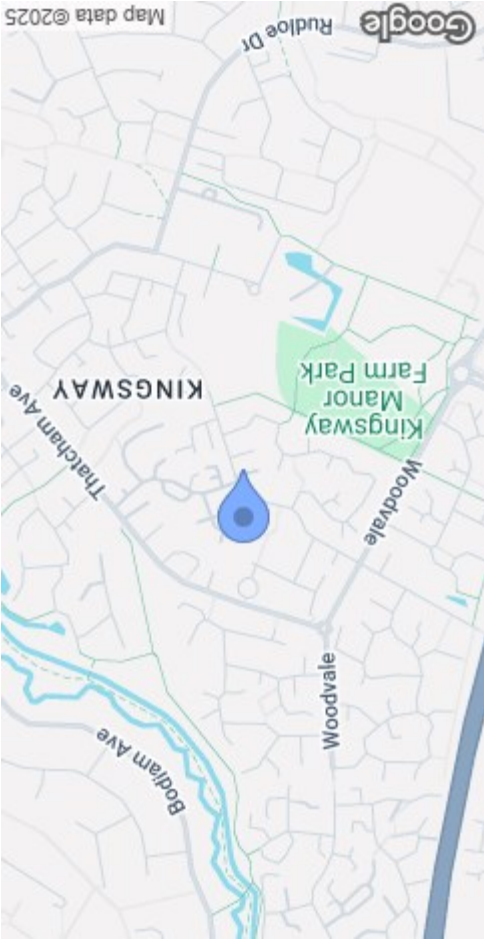
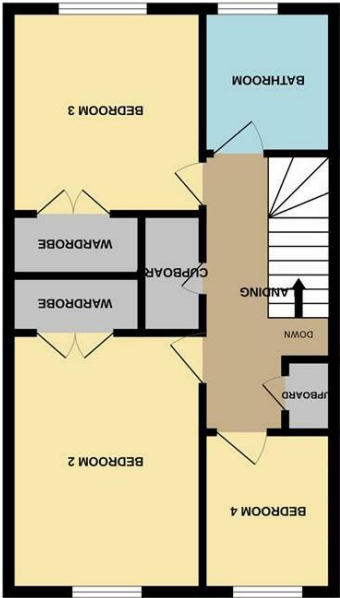


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

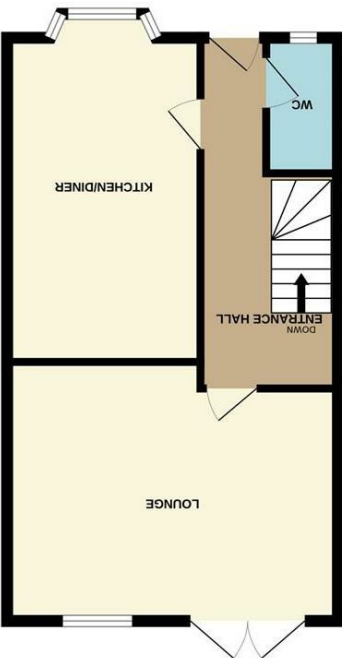
| Energy Efficiency Rating | |
|---|--------|
| Current | 77 |
| Target | 88 |
| Energy Efficiency Rating Legend | |
| New energy efficient - low running costs | |
| A | 92-100 |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |
| New energy inefficient - high running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |
| Map data ©2025 | |



2ND FLOOR



1ST FLOOR



GROUND FLOOR

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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54 Valley Gardens
Kingsway, Gloucester GL2 2AR

Offers Over £295,000

Spacious three storey four bedroom end terraced house with an en-suite shower room, a low maintenance enclosed rear garden and a single garage situated within a popular family area.

Accommodation comprises hallway, cloakroom, fitted kitchen/diner with built in appliances and a bay window, lounge with French doors onto the garden, bedroom two with built in wardrobes, bedroom three with built in wardrobes, bedroom four, family bathroom with a white suite and bedroom one with its en-suite shower and built in wardrobes.

Outside of the property you have a small enclosed front garden and a low maintenance level enclosed rear garden with a gate leading to your off road parking and 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 plotholders. 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.



Front door leads into:

ENTRANCE HALL
Laminate flooring, single radiator, stairs leading off, cloaks hanging space.

CLOAKROOM
Low level w.c., corner wash hand basin with a mixer tap, partially tiled walls, laminated flooring, single radiator, upvc double glazed window to front elevation.

KITCHEN/DINER
15'6 x 9'3 max (4.72m x 2.82m max)
Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, built in fridge/freezer, plumbing for a dishwasher, space for table and chairs, tiled floor, double radiator, downlighters, upvc double glazed bay window to front elevation overlooking the surrounding area.

LOUNGE
16'3 x 11'5 max (4.95m x 3.48m max)
Two double radiators, tv point, upvc double glazed window to rear elevation, matching French doors onto the patio.

From the entrance hall stairs lead to the first floor.

LANDING
Airing cupboard with a hot water cylinder, built in storage cupboard, stairs leading off.

BEDROOM 2
11'3 x 9'5 (3.43m x 2.87m)
Built in wardrobes, wall lights, single radiator, upvc double glazed window to rear elevation.

BEDROOM 3
10'4 x 9'5 (3.15m x 2.87m)
Built in wardrobes, single radiator, upvc double glazed window to front elevation.

BEDROOM 4
7'7 x 6'5 (2.31m x 1.96m)
Single radiator, upvc double glazed window to rear elevation.

BATHROOM
6'4 x 5'6 (1.93m x 1.68m)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, single radiator, extractor fan, upvc double glazed window to front election.

From the landing stairs lead to the second floor.

LANDING
Single radiator.

BEDROOM 1
21'1 x 10'6 max (6.43m x 3.20m max)
Built in wardrobes, two double radiators, tv point, upvc double glazed window to front elevation, roof light, through to:

EN-SUITE SHOWER ROOM
8'5 x 8'1 max (2.57m x 2.46m max)
Corner shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, tiled floor, chrome heated towel rail, extractor fan, shaver point, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is an enclosed garden which is laid to gravel with a paved pathway leading to the front door.

To the rear there is an enclosed garden laid to lawn and gravel with a paved patio, personal access gates at the side and rear leading to the off road parking which in turn leads to a:

SINGLE GARAGE
Up and over door to front elevation.

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: 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 Bristol Road turn left where signposted into Kingsway into Woodvale and proceed along taking the first right hand turning at the traffic lights into Valley Gardens where the property can be located on the right hand side.

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
THE PROPERTY DETAILS YOU ARE ABOUT TO VIEW ARE AWAITING VENDOR APPROVAL AND THEREFORE MAY BE SUBJECT TO CHANGE.