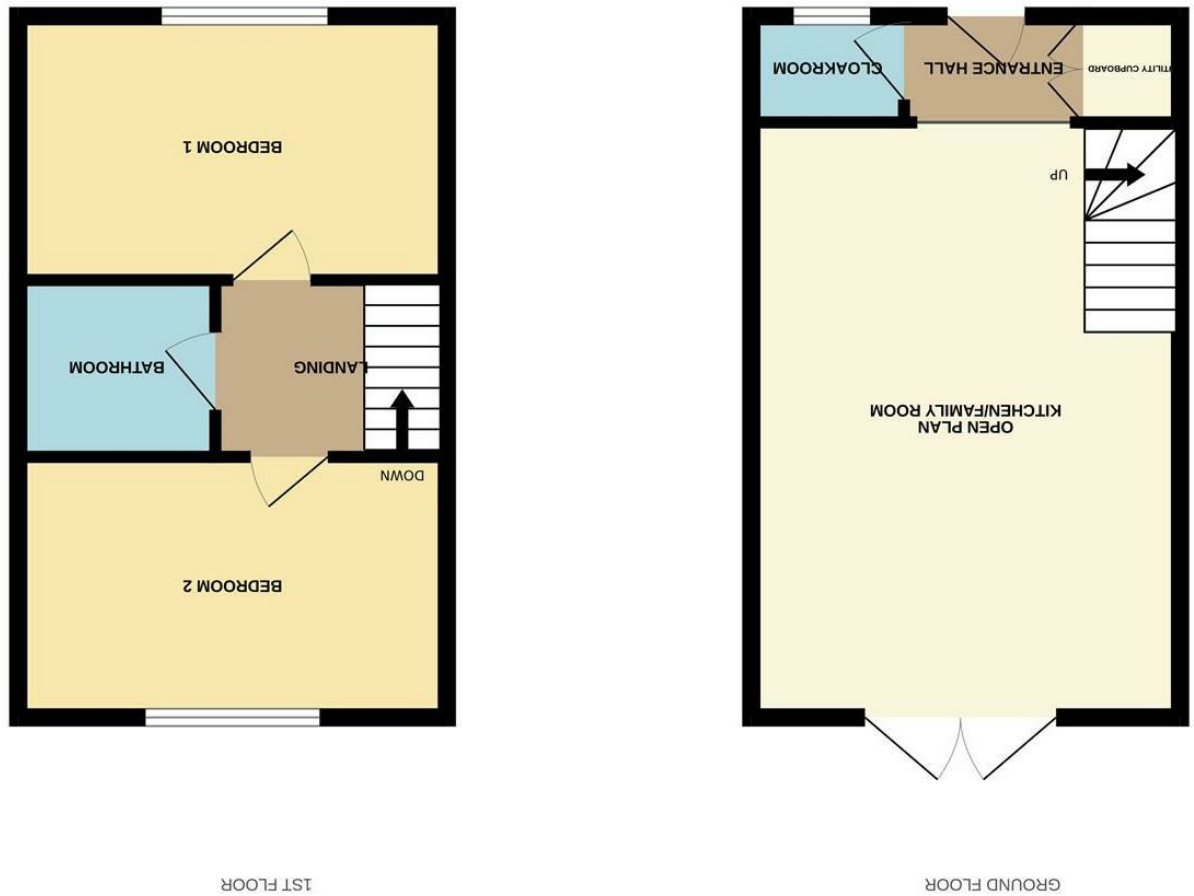
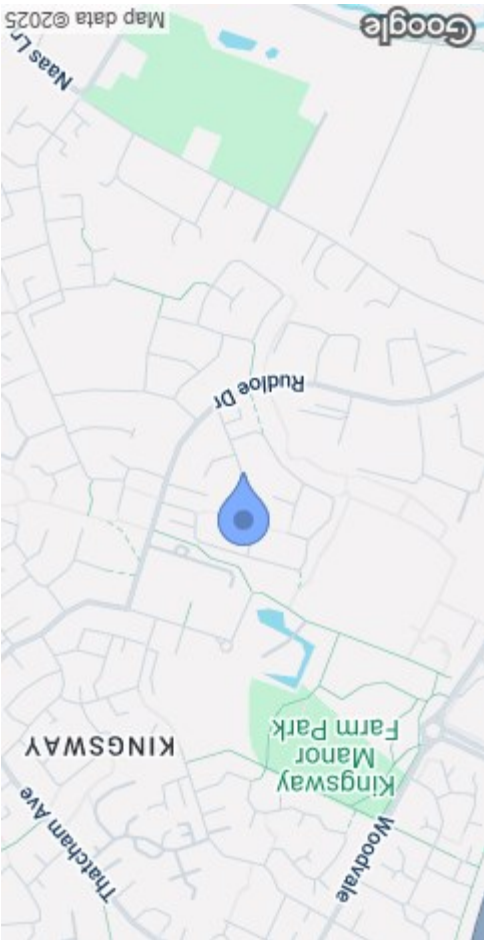


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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£255,000

Beautifully presented two bedroom terraced house situated in a popular and desirable location and is offered with no onward chain.

The accommodation comprises entrance hallway, good size cloakroom, utility cupboard, opening through into the open plan kitchen/family room. Whilst to the first floor two double bedrooms and bathroom.

Additional benefits include upvc double glazing throughout, gas fired central heating, being only 6 years old with 4 years remaining on the NHBC Guarantee, cul-de-sac location, off road parking for two vehicles, enclosed rear garden with a summerhouse and gated side access.

Kingsway Village is a growing suburb located three miles south of the City of Gloucester, adjacent to the suburbs of Quedgeley and Tuffley.

Kingsway is built upon the old RAF Quedgeley site and the development of the site was started in 2006 by several housing developers.

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.



Upvc part glazed door and matching side panel leads into:

ENTRANCE HALL
Laminate wood flooring, door into:

UTILITY CUPBOARD
Plumbing for automatic washing machine, space for tumble dryer, Ideal wall mounted boiler and coat hooks.

CLOAKROOM
Close coupled w.c., pedestal wash hand basin, tiled splashbacks, radiator, laminate flooring, upvc double glazed opaque window to front aspect.

OPEN PLAN KITCHEN/FAMILY ROOM
22'0" x 13'1" (6.72m x 3.99m)
Modern kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap, space for larger style fridge/freezer, electric hob and oven with extractor hood over, tiled splashbacks, tiled flooring, stairs leading off, radiator, power points, upvc double glazed French doors and matching side lights gives access onto the rear garden.

From the open plan kitchen/family room stairs lead to the first floor.

LANDING
Various doors leading off, radiator, access into the roof space.

BEDROOM 1
13'0" x 10'2" (3.98m x 3.12m)
Radiator, power points, upvc double glazed window overlooking the rear garden.

BEDROOM 2
13'1" x 8'2" (3.99m x 2.51m)
Radiator, power points, two upvc double glazed windows to front aspect.

BATHROOM
White suite comprising modern panelled bath, pedestal wash hand basin, close coupled w.c., part tiled walls, radiator.

OUTSIDE
To the front and to the right of the property there is off road parking for two vehicles and a pathway leads to the front having a decorative bark area.

The garden to the rear is mainly laid to lawn with a pathway leading to the rear where there is an access gate. There is also a timber summerhouse.

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: B
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
On entering Kingsway at the traffic lights go to the first roundabout turning right into Woodvale onto Rudloe Drive and follow the road around where St Mawgan Street can be found on the left 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
These details are yet to be approved by the vendor. Please contact the office for verified details.