

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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£345,000

Extended three double bedroom detached house situated at the end of a cul de sac with a double carport, a single garage, upvc double glazed conservatory and an 18ft fitted kitchen/diner with built in appliances located on a level plot in a popular location.

Accommodation comprises hallway, wc, 18ft lounge with French doors onto the garden, 18ft kitchen/diner, 12ft upvc double glazed conservatory, bedroom one with its en-suite shower room, bedroom two with fitted wardrobes, bedroom three and the bathroom with a white suite.

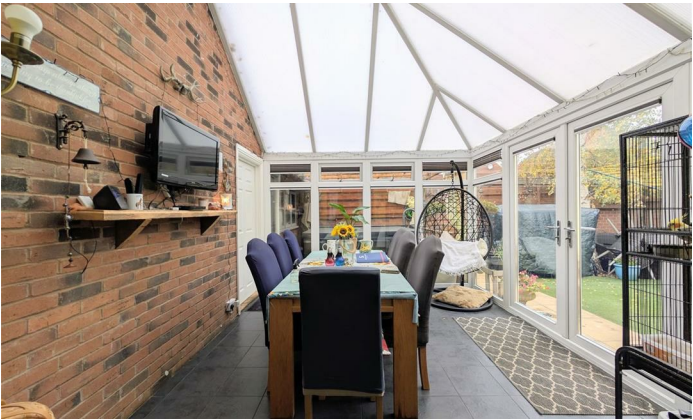
Outside at the front of the property you have a driveway leading to the double carport, single garage and home office.

Around to the rear you have a low maintenance enclosed garden laid to astroturf and paving.

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.



Double glazed front door leads into:

#### ENTRANCE HALLWAY

14'6 x 6'5 max (4.42m x 1.96m max)

Stairs leading off with cupboard under, single radiator, coved ceiling.

#### WC

6'4 x 3'2 (1.93m x 0.97m)

Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator, coved ceiling, upvc double glazed window to rear elevation.

#### LOUNGE

18'1 x 10'5 (5.51m x 3.18m)

Ornamental fireplace surround housing an electric fire, tv point, coved ceiling, two single radiators, upvc double glazed window to front elevation, matching French doors to rear elevation onto the garden.

#### KITCHEN/DINER

18'1 x 8'8 (5.51m x 2.64m)

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 four burner gas hob, electric double oven and extractor hood, built in dishwasher, built in fridge/freezer, tiled floor, double radiator, coved ceiling, upvc double glazed window to front elevation, opening into the:

#### CONSERVATORY

12'2 x 11' (3.71m x 3.35m)

Upvc double glazed construction with a polycarbonate roof, French door to side elevation, tiled floor, wall lights, double radiator, personal access into the garage.

From the entrance hallway stairs lead to the first floor.

#### LANDING

Single radiator, upvc double glazed window to front elevation overlooking the surrounding area.

#### BEDROOM 1

14' x 9'1 max (4.27m x 2.77m max)

Built in wardrobes, single radiator, upvc double glazed window to rear elevation, through to:

#### EN-SUITE SHOWER ROOM

9'1 x 3'8 max (2.77m x 1.12m max)

Double shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, partially tiled walls, extractor fan, single radiator, upvc double glazed window to rear elevation.

#### BEDROOM 2

10'8 x 9'7 max (3.25m x 2.92m max)

Double built in wardrobe, single radiator, upvc double glazed window to rear elevation.

#### BEDROOM 3

10'8 x 8'2 (3.25m x 2.49m)

Single radiator, upvc double glazed window to front elevation.

#### BATHROOM

6'5 x 5'4 (1.96m x 1.63m)

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, extractor fan, shaver point, upvc double glazed window to rear elevation.

#### OUTSIDE

To the front there is block paved off road parking leading to a double carport, flower borders, plants and bushes. To the side there is a tarmacadam driveway leading to an:

#### ATTACHED GARAGE

18' x 9'4 (5.49m x 2.84m)

Up and over door to front elevation, power, lighting and storage space over.

To the rear of the garage there is a:

#### HOME OFFICE

8'5 x 7'8 (2.57m x 2.34m)

Double glazed window to side elevation, power and lighting.

To the rear there is an enclosed low maintenance garden laid to paving slabs, astroturf surrounded by brick walling with a mature tree.

#### SERVICES

Mains water, electricity, gas and drainage.

#### WATER RATES

To be advised.

#### 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.

#### LOCAL AUTHORITY

Council Tax Band: D  
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 Thatcham Avenue turn where signposted into Linton Avenue then into Wainfleet Avenue where the property can be located at the end on the right.

#### PROPERTY SURVEYS

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