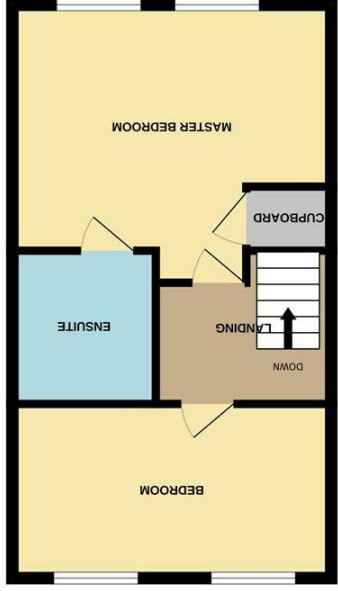
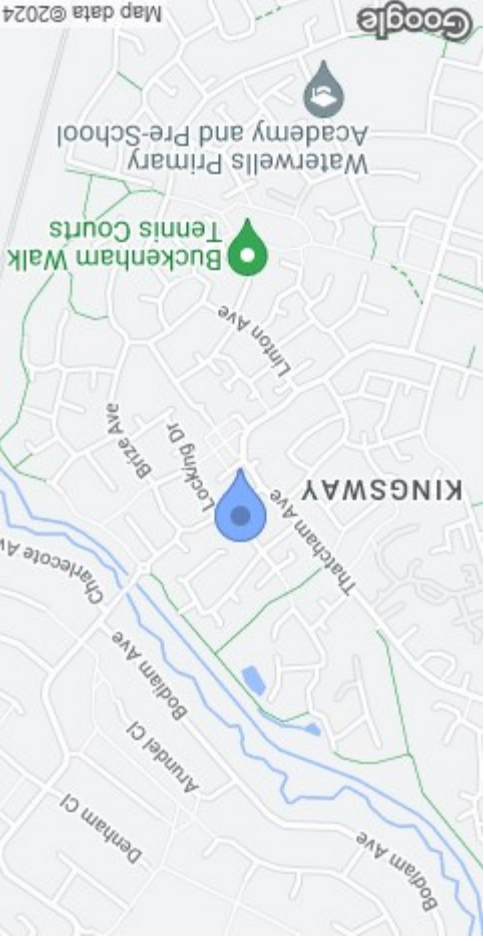


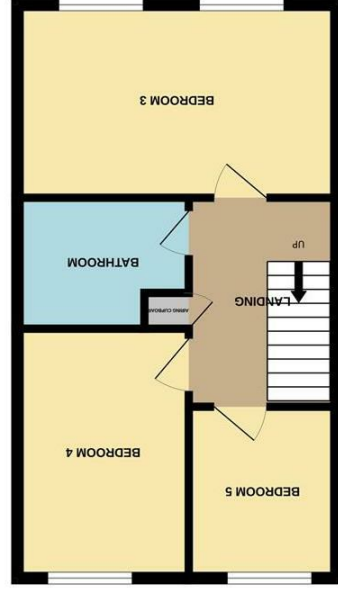


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

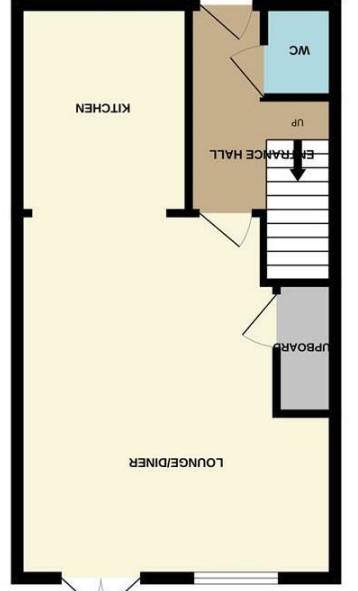
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 89 A 89-91 B 81-83 C 69-78 D 54-68 E 39-53 F 21-38 G 1-20	 C 21-29 D 10-20 E 1-9



2ND FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



GROUND FLOOR
 404 sq.ft. (37.5 sq.m.) approx.

TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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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1 Coningsby Walk
 Kingsway, Gloucester GL2 2EB

£290,000

CHAIN FREE Spacious and rarely available five bedroom end terraced three storey house situated conveniently close to local amenities.

Accommodation comprises hallway, cloakroom, open plan living space, bedroom three, bedroom four, bedroom five, family bathroom, bedroom one with an en-suite shower room and bedroom two.

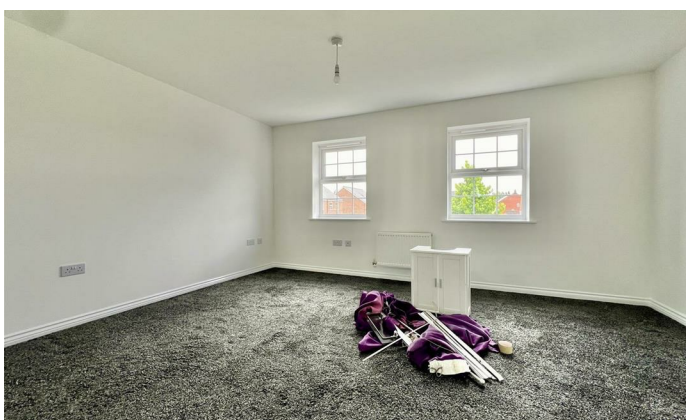
Outside you have off road parking leading up to the garage and an enclosed rear garden.

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 leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off.

CLOAKROOM

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

OPEN PLAN LIVING SPACE

27' x 14'9" max (8.23m x 4.50m max)

Base and wall mounted units, laminated worktops and splashback, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven, four burner gas hob and extractor hood, plumbing for automatic washing machine and dishwasher, built in storage cupboard, single radiator, tv point, space for table and chairs, French doors to rear elevation, matching windows to side and rear elevations.

From the entrance hallway stairs lead to the first floor.

LANDING

Airing cupboard housing the hot water cylinder, stairs leading off.

BEDROOM 3

14'9" x 8'6" (4.50m x 2.59m)

Single radiator, tv point, two upvc double glazed windows to front elevation overlooking the surrounding area, matching window to side elevation.

BEDROOM 4

11'7" x 8'1" (3.53m x 2.46m)

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

BEDROOM 5

8' x 6'6" (2.44m x 1.98m)

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

BATHROOM

8'10" x 6'2" (2.69m x 1.88m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, double radiator, extractor fan, shaver point.

From the landing stairs leading to the second floor.

BEDROOM 1

14'9" x 14'6" max (4.50m x 4.42m max)

Built in storage cupboard, single radiator, two upvc double glazed windows to front elevation overlooking the surrounding area, through to:

EN-SUITE SHOWER ROOM

7'4" x 6'9" (2.24m x 2.06m)

Double shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, extractor fan.

BEDROOM 2

14'9" x 8' (4.50m x 2.44m)

Single radiator, two upvc double glazed windows to rear elevation overlooking the rear garden and surrounding area.

OUTSIDE

To the front there is a paved garden. There is also a:

SINGLE GARAGE

Up and over door to front elevation, personal access door to side elevation into the garden and off road parking in front.

To the rear there is an enclosed low maintenance garden which is laid

to gravel and paving stones with flower borders, electric car charging point, personal access gate to the rear and all is surrounded by panelled fencing.

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 the dual carriageway turn left into Kingsway turning left at the first roundabout. At the traffic lights go straight over turning right at the next roundabout into Thatcham Avenue where Coningsby Walk 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.

