



# tag

estate agents



## **3 Bromley Road Kingsway, Gloucester, GL2 2JA** **Asking Price £230,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

[www.tagestateagents.co.uk](http://www.tagestateagents.co.uk) | [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)



TAG Estate Agents Limited. Registered in England No. 05783875  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	97
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

## Situation

Kingsway, a picturesque town and civil parish situated within the city of Gloucester, offers a captivating amalgamation of historical significance, natural splendor, and a strong sense of community. Whether one is leisurely traversing the canal or appreciating the architectural marvels, Kingsway ensures a welcoming and enriching experience for all.

No matter what your interests are, you'll find a varied collection of things in Gloucester. Home of the Cherry and Whites Rugby at Kingsholm Stadium. Walk in the footsteps of Harry Potter in the stunning Gloucester Cathedral, shopping in one of Gloucester's many independent shops, or at Gloucester Quays designer outlet next to Gloucester Docks.

Along with all this, there are excellent commuter links here for rail, train and car.

## PROPERTY SUMMARY

- Two Bedroom House
- Kitchen
- Lounge / Dining Room
- Downstairs WC
- Family Bathroom
- Double Glazing
- Gas Central Heating
- O.R.P For Two Cars
- Built in Wardrobe To Master Bedroom
- Council Tax Band B



## Description

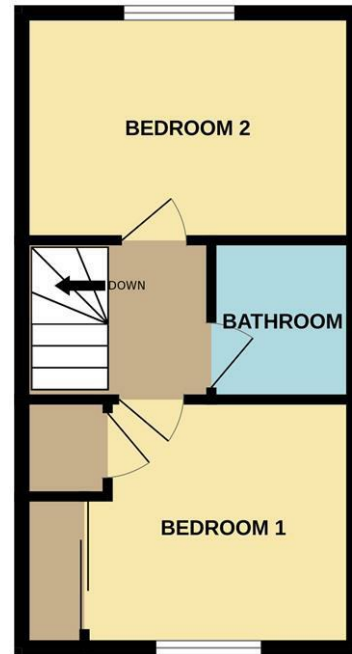
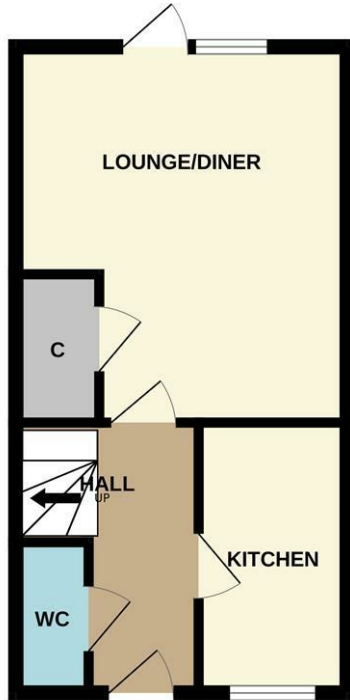
TAG Estate Agents are pleased to bring to market this two-bedroom mid-terraced home located in Kingsway, Gloucester. Perfect for first time buyers or rental investors

As you step into the property through the hallway, you will find a door leading into the downstairs cloakroom a separate door leading into the fitted kitchen, perfect for preparing family meals. The kitchen comes equipped with an oven, hob, and space for a fridge-freezer, and washing machine. Moving further down the hall, a door that leads into the inviting lounge/dining room which opens out into the rear garden through a patio door.

Upstairs, the first floor features two cosy double bedrooms. The master bedroom offers a fitted wardrobe, providing ample storage space, and there's a fitted family bathroom completing this floor.

This lovely property also offers off-road parking for two vehicles, an ideal convenience for a busy family. The rear garden, complete with a shed, provides a great space for outdoor activities and relaxation. The property is further complemented with Gas Central Heating and Double Glazing

Don't hesitate contact our office today to schedule a viewing appointment.



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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### Living Room

12'10 (max) narrowing to 9'07 x  
14'06 (max) narrow (3.91m (max)  
narrowing to 2.92m x 4.42m (max)  
narro)

### Kitchen

5'09 x 10'05 (1.75m x 3.18m)

### Cloakroom

5'10 x 2'10 (1.78m x 0.86m)

### Bedroom 1

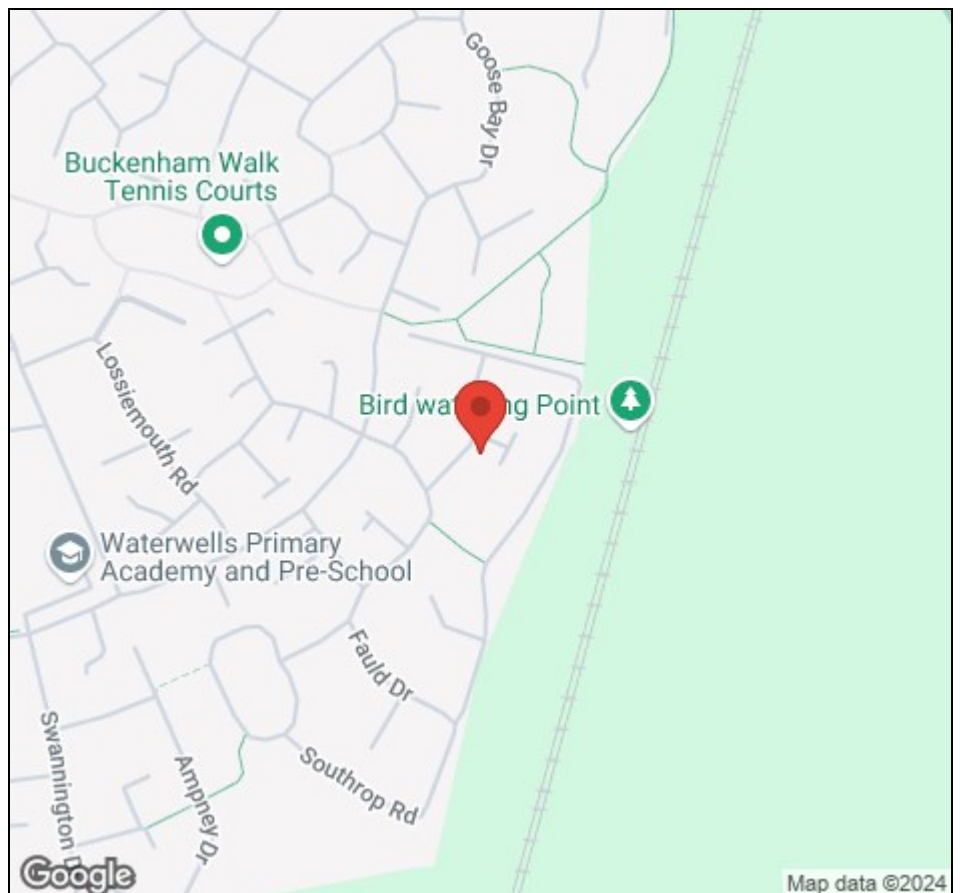
10'05 (max) narrowing to 9'06 x  
9'07 (3.18m (max) narrowing to  
2.90m x 2.92m)

### Bedroom 2

12'10 x 8'09 (3.91m x 2.67m)

### Bathroom

5'06 x 6'02 (1.68m x 1.88m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek

verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.