



2 Wycombe Road Kingsway, Gloucester, GL2 2GN

Offers Over £200,000

A SUPERBLY PRESENTED AND SPACIOUS TWO-BEDROOM COACH HOUSE, OFFERED CHAIN FREE

This exceptionally spacious two-bedroom coach house offers a fantastic combination of generous living accommodation, excellent presentation and convenient parking. Tucked away from the main road, the property enjoys a peaceful and private position whilst remaining close to a wide range of local amenities, shops and everyday conveniences.

Internally, the property is presented in very good decorative order throughout and offers a bright and welcoming feel. The impressive open-plan lounge and kitchen provides a superb sociable space, ideal for both relaxing and entertaining, with ample room for dining and comfortable living.

Both bedrooms are well proportioned, with the principal bedroom benefiting from a modern en-suite, while the additional bedroom provides excellent flexibility for family, guests or home working.

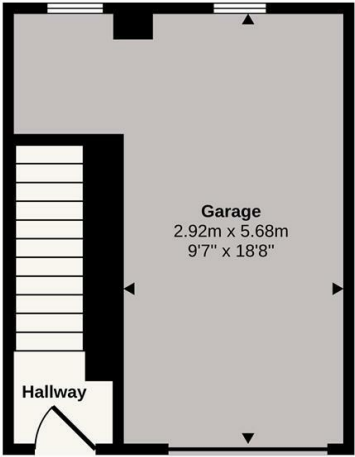
Externally, the property benefits from a private garage and allocated parking, providing valuable additional storage and secure parking.

With its generous accommodation, excellent condition, enviable tucked-away position and chain-free status, this is an ideal opportunity for first-time buyers, professionals, downsizers or investors alike.

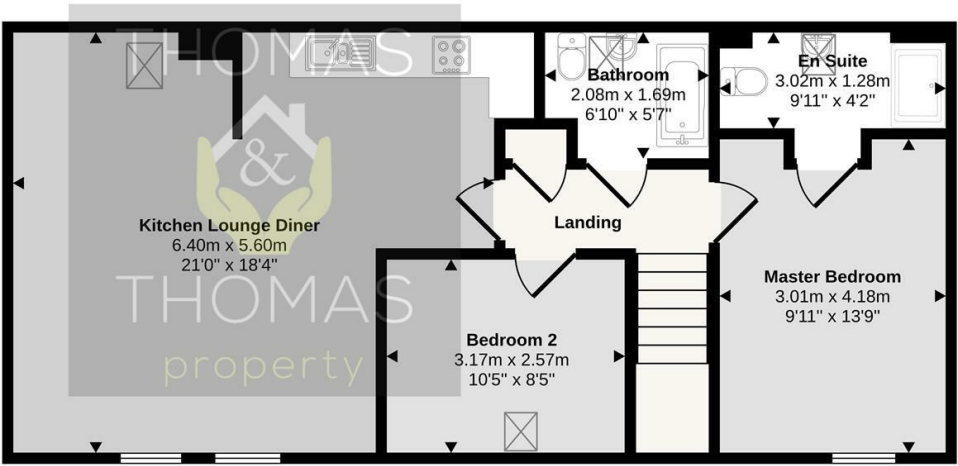
Early viewing is highly recommended to fully appreciate the size, presentation and location of this impressive coach house.

- Two bedrooms
- Detached coach house
- En-Suite facilities
- Excellent decorative order
- Chain free
- Garage with driveway parking

Approx Gross Internal Area
94 sq m / 1013 sq ft



Ground Floor
Approx 25 sq m / 265 sq ft

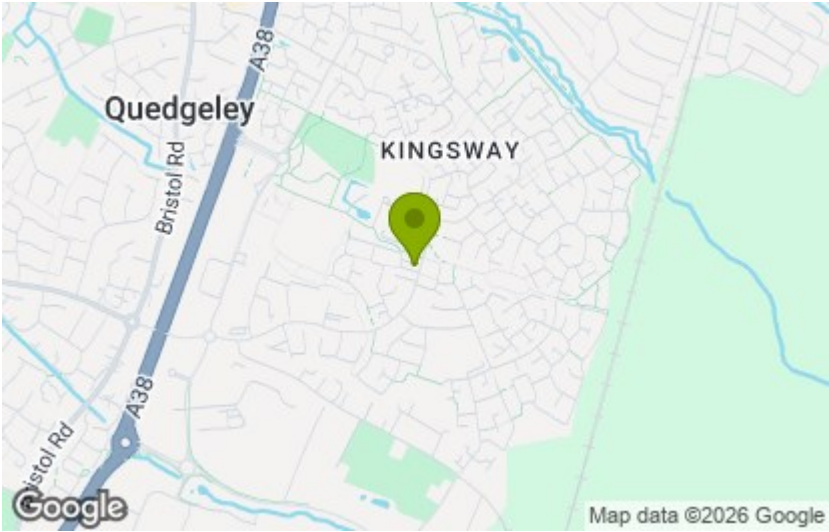


First Floor
Approx 69 sq m / 748 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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