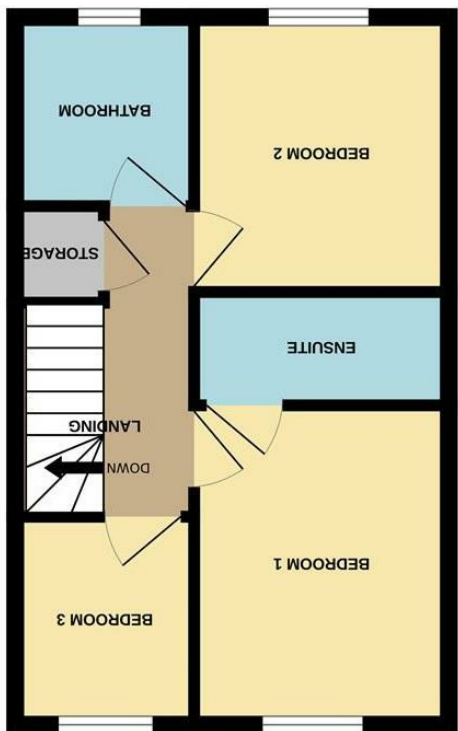
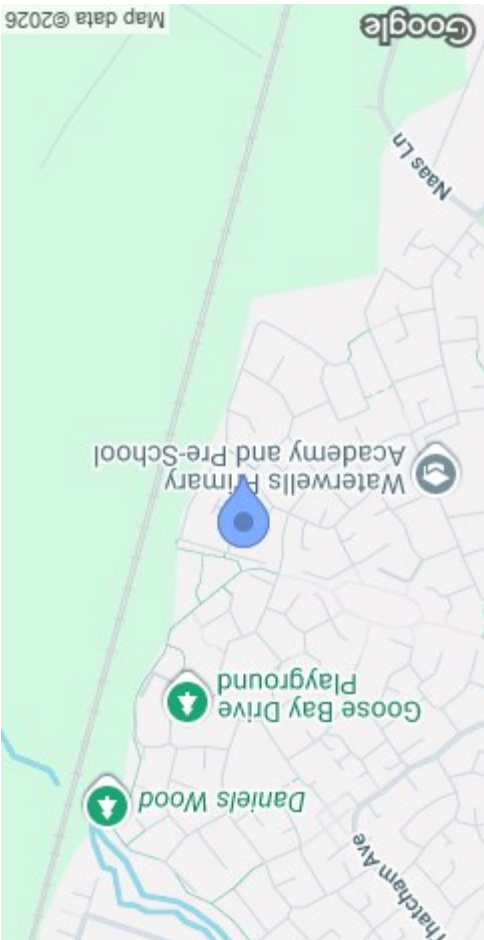




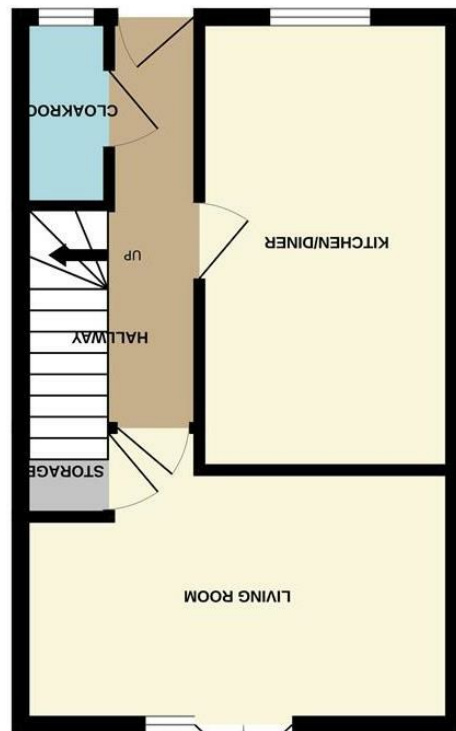
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

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 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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| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
|--------------------------|--|
| | |



1ST FLOOR



GROUND FLOOR



27 Fauld Drive
 Kingsway, Gloucester GL2 2HZ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £265,000

A beautifully presented three bedroom semi detached property with off road parking for two vehicles, private enclosed rear garden situated in a popular residential location and is offered with no onward chain.

Additional benefits include upvc double glazing throughout, gas fired central heating and master bedroom having an en-suite shower room.

The accommodation comprises entrance hallway, cloakroom, kitchen/diner, living room whilst to the first floor bedroom one with en-suite shower room, two further bedrooms and family bathroom.

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 door with a upvc double glazed opaque window leads into:

ENTRANCE HALLWAY

Doors leading off, stairs leading off, radiator, power points, wood effect LVT flooring.

CLOAKROOM

Low level w.c., pedestal wash hand basin with tiled splashback, radiator, upvc double glazed window to front elevation.

KITCHEN/DINER

14'11" x 8'4" (4.56m x 2.56m)

Shaker style grey kitchen comprising base, drawer and wall mounted units, wood effect roll edge worksurface, tiled splashbacks, single drainer stainless steel one and a half bowl sink unit with a mixer tap, plumbing for washing machine, integrated dishwasher, four ring gas hob with extractor hood over, wall mounted gas fired boiler, space for fridge/freezer, power points, radiator, wood effect LVT flooring. upvc double glazed window to front elevation.

LIVING ROOM

15'1" x 11'9" max (4.6m x 3.6m max)

Media wall with lighting and wood effect fireplace, space for television, understairs storage cupboard, power points, radiator, wood effect LVT flooring, upvc double glazed French doors to rear elevation onto the rear garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, airing cupboard with immersion heater.

BEDROOM 1

11'1" x 8'6" (3.40m x 2.61m)

Radiator, power points, upvc double glazed window to rear elevation, through to:

EN-SUITE SHOWER ROOM

Shower unit with tiled surround, low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, heated towel rail, extractor fan.

BEDROOM 2

9'8" x 8'6" (2.96m x 2.61m)

Radiator, power points, upvc double glazed window to front elevation.

BEDROOM 3

8'6" x 6'6" (2.60m x 2.0m)

Built in wardrobe, radiator, power point, upvc double glazed window to rear elevation.

BATHROOM

White suite comprising bath with tiled surround, low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, heated towel rail, upvc double glazed opaque window to front elevation

OUTSIDE

To the front there is off road parking for two vehicles and a pathway leading to the front door.

A communal side alleyway gives access via a wooden gate into the rear garden which is mainly laid to paving with astro turf, wooden built garden shed and side access.

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: C
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

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 Waterwells primary school turn left into Goosebay Drive taking the first right into Matlaske Way then left into Fauld Drive where the property can be found on the right 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.