



## 9 Pevensey Place Kingsway, Gloucester, GL2 2HP

Offers Over £300,000

Situated within the popular Kingsway development in Gloucester, this well-presented home at Pevensey Place offers modern living in a convenient and family-friendly setting. Located in the sought-after suburb of Quedgeley, the property benefits from excellent local amenities, reputable schools, and superb transport links, including easy access to the M5 motorway.

The property features a bright and spacious layout designed for comfortable everyday living. A welcoming entrance hall leads through to a generous open plan style kitchen / diner & lounge providing ample room for family meals and social gatherings. Downstairs also benefits from a cloakroom and additional storage cupboard.

On the first floor you will find a good sized double bedroom with Juliet balcony, a modern family bathroom with shower over bath and a single bedroom.

On the top floor is the master suit, with dressing area space, additional built in storage and a very good size en suite with shower cubicle.

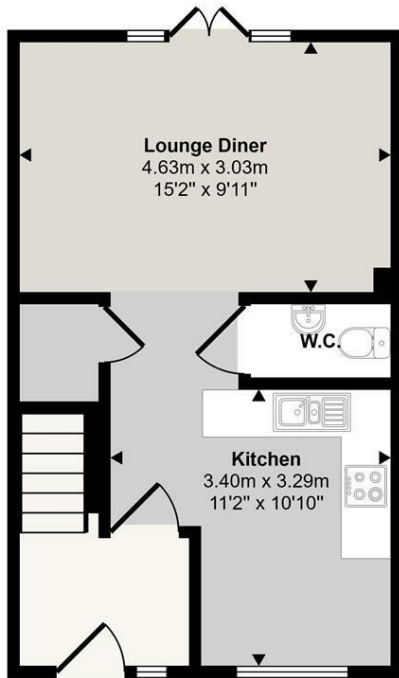
Externally, the property enjoys a private rear garden – perfect for outdoor dining or leisure – with side access leading out to the driveway & garage with parking for at least two cars.

Kingsway is known for its community feel, green open spaces, and convenient access to both Gloucester city centre and Cheltenham, making this an excellent opportunity for a wide range of buyers seeking a well-connected and contemporary home.

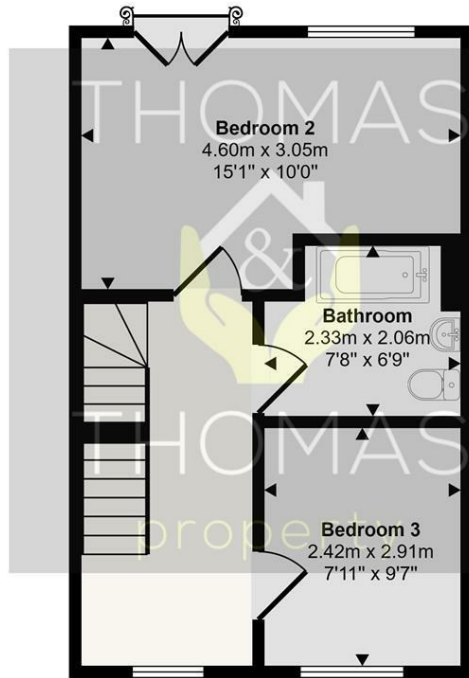
- Chain Free
- Three Bedroom Townhouse
- Garage & Driveway Parking
- Family Bathroom & En Suite
  - Open Plan Living
- Low Maintenance Garden



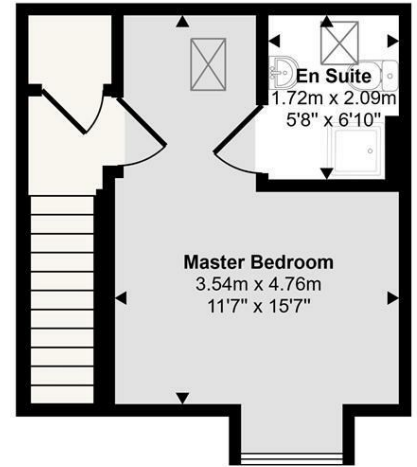
Approx Gross Internal Area  
93 sq m / 999 sq ft



Ground Floor  
Approx 35 sq m / 374 sq ft



First Floor  
Approx 35 sq m / 380 sq ft



Second Floor  
Approx 23 sq m / 245 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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