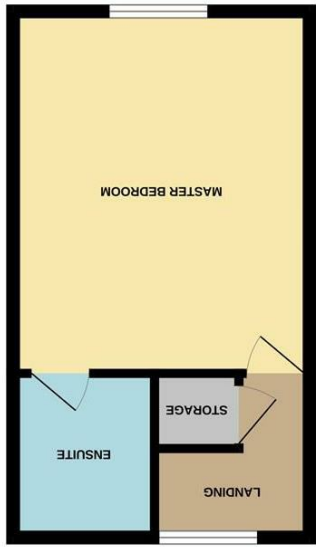
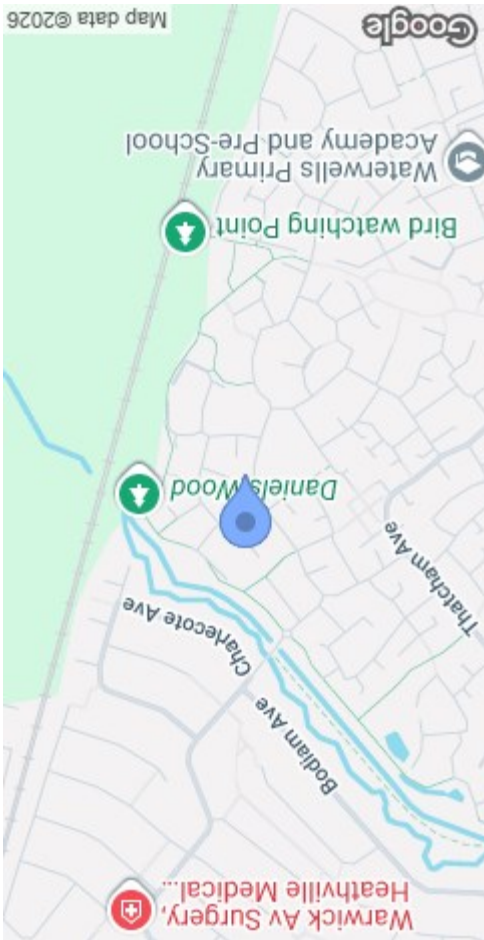




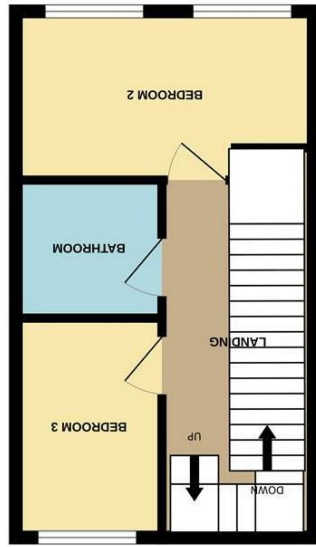
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy)   B: 81-92   C: 69-80   D: 55-68   E: 41-54   F: 27-40   G: 13-26	 A: 100-120 g/kWh   B: 120-140   C: 140-160   D: 160-180   E: 180-200   F: 200-220   G: 220-250

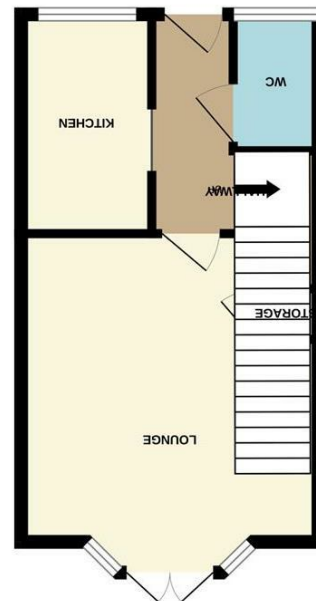
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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2ND FLOOR



1ST FLOOR



GROUND FLOOR



45 Brize Avenue  
 Kingsway, Gloucester GL2 2ED

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## £250,000

A spacious three bedroom three storey townhouse having an en-suite master bedroom enjoying a private and enclosed rear garden with a garage and off road parking.

The accommodation comprises entrance hall, cloakroom, lounge with bay opening French doors, kitchen, whilst to the first floor two bedrooms and family bathroom with the master bedroom on the second floor with an en-suite shower room.

Additional benefits include upvc double glazing throughout, gas fired central heating with a replacement boiler fitted in 2025.

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.



Composite door leads into:

### ENTRANCE HALL

Various doors leading off, radiator, laminate wood flooring, stairs leading off.

### CLOAKROOM

White suite comprising close coupled w.c., pedestal wash hand basin, tiled splashbacks, radiator, tiled floor, opaque glazed window to front aspect.

### KITCHEN

9'6" x 6'5" (2.92m x 1.97m)

A range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit, gas hob, electric oven with extractor hood over, space for larder style fridge/freezer, space and plumbing for an automatic washing machine, tiled flooring, upvc double glazed window to front aspect.

### LOUNGE

17'4" x 12'9" (5.30m x 3.91m)

Power points, radiator, understairs storage cupboard, laminate wood flooring, upvc double glazed bay French doors with matching side windows onto the private enclosed rear garden.

From the entrance hall stairs lead to the first floor.

### LANDING

Various doors leading off, radiator, stairs leading off.

### BEDROOM 2

12'8" x 8'3" (3.88m x 2.52m)

Radiator, power points, two upvc double glazed windows to front aspect.

### FAMILY BATHROOM

White suite comprising fully tiled modern panelled bath with a mixer tap, close coupled w.c., pedestal wash hand basin, tiled splashbacks, radiator, tiled flooring.

### BEDROOM 3

9'10" x 6'3" (3.02m x 1.92m)

Power points, radiator, upvc double glazed window overlooking the private rear garden.

From the landing stairs lead to the second floor.

### LANDING

Cupboard housing the immersion heater with shelving.

### MASTER BEDROOM

14'9" x 12'8" (4.51m x 3.87m)

Radiator, power points, access into the roof space, upvc double glazed window front aspect, door into:

### EN-SUITE SHOWER ROOM

White suite comprising a fully tiled shower cubicle, pedestal wash hand basin, low level w.c., radiator, tiled splashbacks, shaver point, tiled flooring, Velux roof light.

### OUTSIDE

To the front there is a pathway with a lawned area.

The rear garden is primarily laid to lawn with a patio area and a lovely bush. There is a pedestrian gate at the rear which leads around to the side where there is a:

### GARAGE

Up and over door to front elevation and off road parking for one vehicle in front.

### 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.

### 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

On entering into Kingsway into Thatcham Avenue and proceed all the way along here turning right into Brize Avenue and follow the road around where the property can be found with a For Sale board 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).