



R B WALTERS
ESTATE AGENTS



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*Mildenhall Way , Kingsway, Gloucester,
Gloucestershire, GL2 2DH.*

Guide Price £300,000

Positioned on a corner plot with parking for several cars this spacious and well-presented town house offers plenty of flexibility for the buyer as there are two bedrooms on the ground floor as well as a shower room which could be ideal for an older family member who cannot manage stairs.

The accommodation is set out across three floors with the ground floor also having a utility room which could be converted to a further kitchen if needed to provide completely independent living. The first floor has a kitchen/diner and a living room whilst the top floor has the master bedroom with ensuite and a further bedroom and bathroom.

Outside the corner plot position provides further parking for two cars in addition to the space in front of the garage and the rear garden is fully enclosed with separate access.

Agents Note

The garage is located beneath a coach house and therefore the owners pay £50 per annum towards the insurance costs. There is an estate service charge of £48 per month.

Services

Mains Water (metered)

Mains Drainage

Mains Gas Central Heating

Mains Electric

Full Fibre Broadband Available

Entrance Hall

12' 1" x 8' 0" (3.68m x 2.44m)

Bedroom/Office

8' 6" x 8' 5" (2.59m x 2.56m)

Bathroom

8' 1" x 2' 9" (2.46m x 0.84m)

Utility Room

8' 6" x 5' 10" (2.59m x 1.78m)

First Floor Landing

Living Room

14' 10" x 11' 11" (4.52m x 3.63m)

Kitchen/Diner

14' 8" x 8' 6" (4.47m x 2.59m)

Second Floor Landing





Bedroom

12' 0" x 11' 3" (3.65m x 3.43m)

Ensuite

7' 5" x 3' 3" (2.26m x 0.99m)

Bedroom

14' 9" x 8' 8" (4.49m x 2.64m)

Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

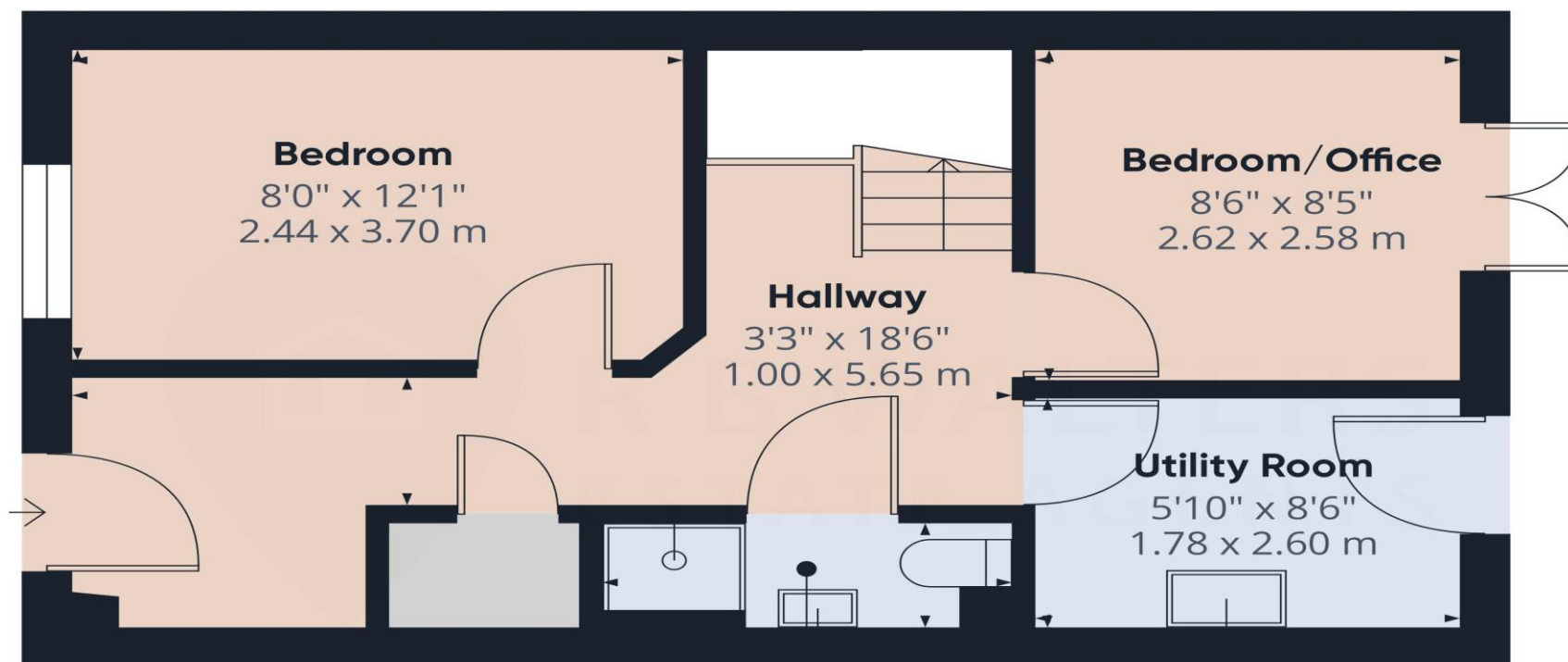
Outside

Parking for Three Cars

Garage

Rear Garden





Ground Floor

Approximate total area⁽¹⁾
393 ft²
36.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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