



R B WALTERS
ESTATE AGENTS



*Wending Road, Kingsway, Gloucester,
Gloucestershire, GL2 2HU.*

£300,000

Well presented with superb master bedroom suite, two further double bedrooms, parking for two cars and larger than average garden.

Take a closer look at this end terrace town house which offers excellent accommodation across three floors as well as better than expected outdoor space.

The ground floor has an open plan kitchen/diner, cloakroom and then living room at the rear with double doors opening up into the garden. The first floor features two double bedrooms and a family bathroom and the master bedroom suite is separated from the rest of the house by a door on this level. Through the door and the stairs to the top floor are well lit by a large window at the bottom and then once on the 2nd floor you experience the superb master bedroom complete with fitted wardrobes and a window to the front and skylight to the rear. There is also an ensuite shower room.

Outside the front driveway provides parking for two cars and leads to the garage. There is gated side access to the rear garden which has been landscaped and is larger than average. There is an area of lawn, patio and two further seating areas.

The property is ideally located with good access to the M5 motorway serving Bristol and Birmingham. The city centre can be reached in about 10 minutes and there are all the everyday facilities you can need also within close proximity as well. Waterwells Primary School is a couple of hundred yards away and Fieldcourt Primary and Severn Vale are reachable in about 5 minutes.

Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Hall

Kitchen/Diner

17' 0" x 10' 6" (5.18m x 3.20m)

Cloakroom

5' 0" x 3' 0" (1.52m x 0.91m)

Living Room

13' 0" x 10' 3" (3.96m x 3.12m)

First Floor Landing

Bedroom

14' 0" x 11' 4" (4.26m x 3.45m)

Bedroom

10' 7" x 7' 1" (3.22m x 2.16m)

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)





Second Floor

Master Bedroom

18' 3" x 8' 11" (5.56m x 2.72m)

Ensuite

8' 3" x 4' 8" (2.51m x 1.42m)

Outside

Driveway Parking for 2 Cars

Garage

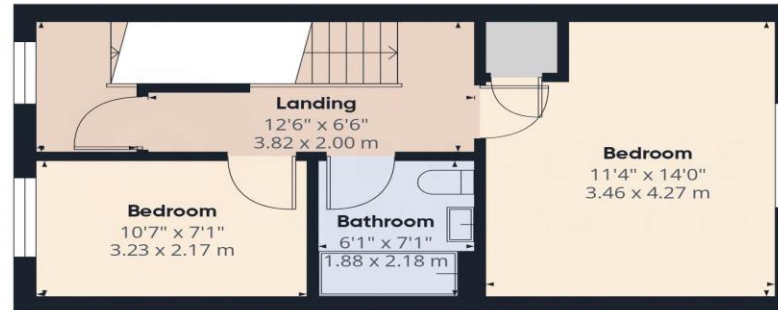
17' 6" x 8' 8" (5.33m x 2.64m)

Rear Garden

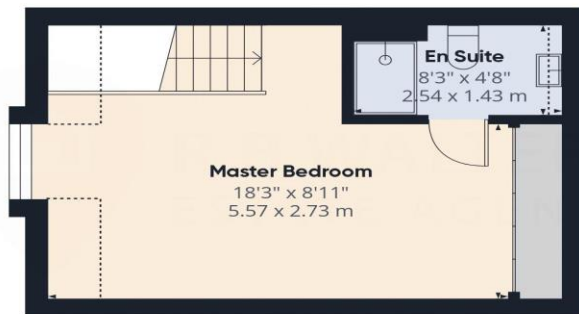




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1153 ft²
107.1 m²

Reduced headroom

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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