



## 26 Pevensey Place Kingsway

Quedgeley, Gloucester, GL2 2HP

**Offers in excess of £225,000**



Murdock & Wasley Estate Agents are delighted to present this immaculate two-bedroom home, ideally situated within the sought-after Kingsway Village.

This beautifully presented property is both bright and spacious throughout, offering modern open-plan living on the ground floor—perfect for both relaxing and entertaining. The layout creates a welcoming and versatile space designed to suit contemporary lifestyles.

Upstairs, the home continues to impress with two generously proportioned double bedrooms, complemented by a stylish and well-appointed family bathroom.

Further benefits include a garage and off-road parking, providing both convenience and practicality for modern living.



### Entrance Hall

Accessed via a upvc double-glazed door: Utility cupboard housing a gas combination boiler with space for a washing machine and tumble dryer. Opening to the kitchen/lounge/diner. Door to:

### Cloak Room

Suite comprising pedestal wash hand basin with mixer tap over, low-level wc, radiator, part tiled walls, inset ceiling spotlights, front aspect upvc double glazed window.

### Lounge / Kitchen / Diner

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap, oven/grill with four ring gas hob and extractor hood over. Breakfast bar. Tv points, power points, radiators. Space for fridge/freezer, dishwasher and dining table. Stairs to first floor. Inset ceiling spotlights. Rear aspect upvc double glazed windows and French doors leading to the garden.

### Landing

Power points, radiator, access to loft via hatch. Doors lead off:

### Bedroom One

Tv point, power points, radiator, full length built in wardrobes, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Two

Tv point, power points, radiator, built in double wardrobe

with hanging rail, inset ceiling spotlights, front aspect upvc double glazed window.

### Bathroom

Suite comprising: panelled bath with shower over, pedestal wash hand basin with mixer tap over, low-level wc, radiator, part tiled walls, inset ceiling spotlights, extractor fan.

### Outside

To the rear of the property is a enclosed garden which is primarily laid to lawn with a patio seating area under a wooden canopy. Further benefits include an outside tap all enclosed via wood panel fencing with a gate to the driveway

### Garage

Accessed via up 'n' over door, wooden double gate to rear providing parking for upto two vehicles.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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