



R B WALTERS  
ESTATE AGENTS



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

*£300,000*

Positioned towards the end of Mildenhall Way with very little passing traffic 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 rear garden is of reasonable size with gated access at the far end. There is parking directly in front of the house as well as further space in front of the garage.

### Services

Mains Water (metered)

Mains Drainage

Mains Gas Central Heating

Mains Electric

Full Fibre Broadband Available

### Entrance Hall

### Utility room

8' 3" x 5' 9" (2.51m x 1.75m)

### Bathroom

8' 1" x 2' 10" (2.46m x 0.86m)

### Bedroom

12' 1" x 7' 10" (3.68m x 2.39m)

### Bedroom

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

### First Floor Landing

### Lounge

14' 8" x 12' 2" (4.47m x 3.71m)

### Kitchen/Diner

21' 9" x 8' 7" (6.62m x 2.61m)





## *Second Floor Landing*

### *Bedroom*

*12' 2" x 11' 1" (3.71m x 3.38m)*

### *Ensuite*

*7' 6" x 3' 3" (2.28m x 0.99m)*

### *Bedroom*

*14' 11" x 8' 7" (4.54m x 2.61m)*

### *Bathroom*

*6' 10" x 5' 7" (2.08m x 1.70m)*

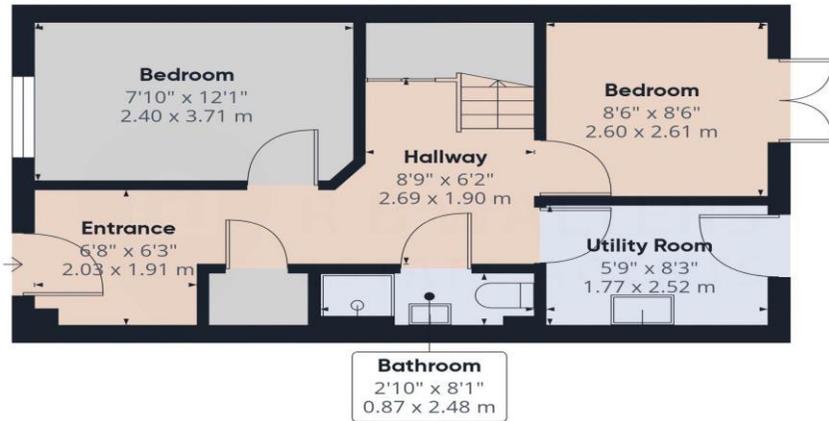
## *OUTSIDE*

### *Parking for 2 Cars*

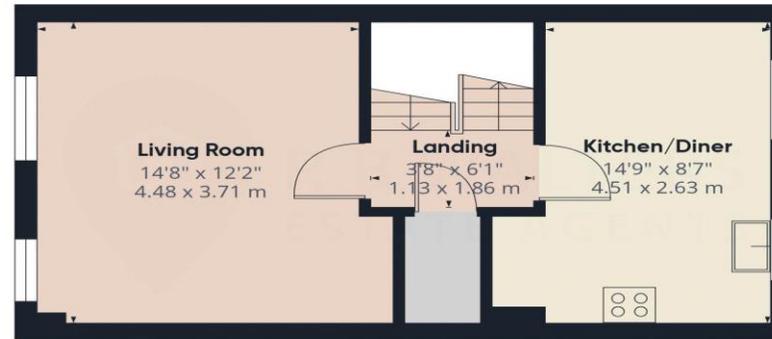
### *Garage*

*17' 2" x 7' 9" (5.23m x 2.36m)*





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1249 ft<sup>2</sup>  
115.8 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(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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