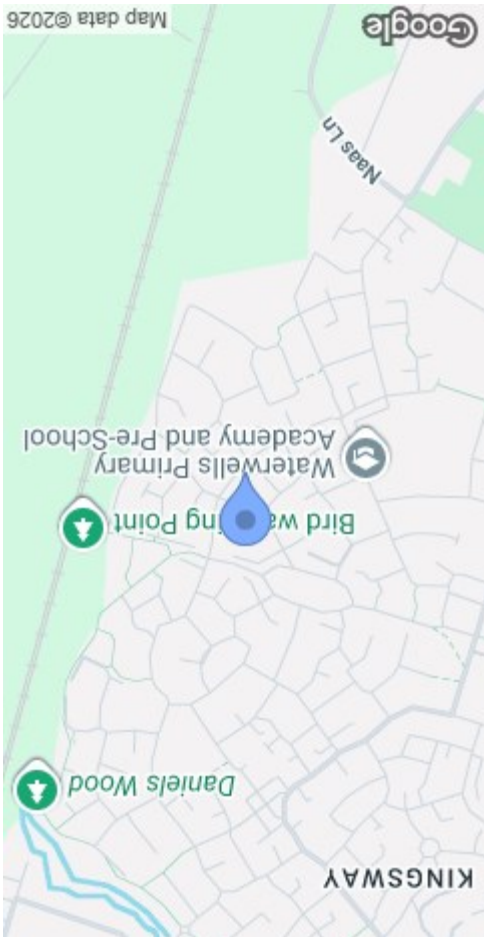


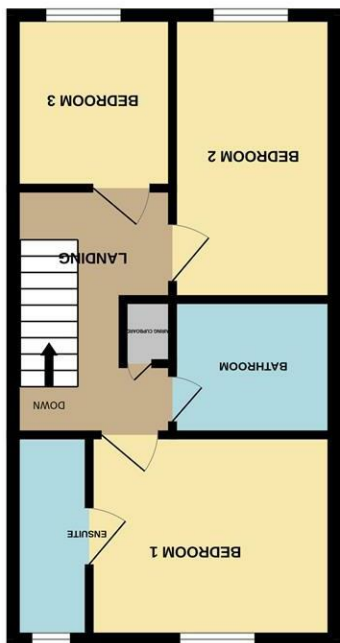


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

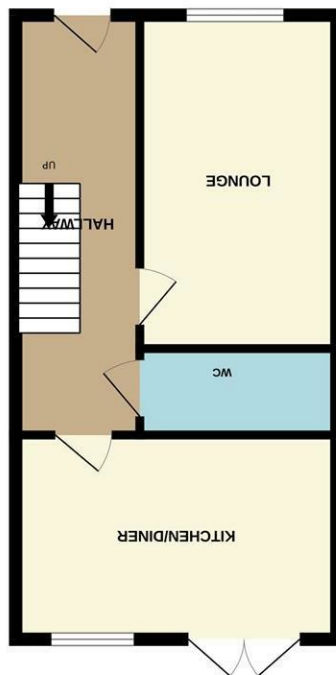
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (111-120) Yellow-Green C (120-129) Yellow D (129-138) Orange E (138-147) Red-Orange F (147-156) Red G (156-165) Dark Red



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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1ST FLOOR



GROUND FLOOR



59 Goose Bay Drive
 Kingsway, Gloucester GL2 2EU



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£250,000

Excellent three bedroom end terraced house that was built in 2013 with a generous 16ft kitchen/diner, an en-suite shower room, a landscaped rear garden and a single garage situated in a popular convenient location.

Accommodation comprises entrance hallway, cloakroom, lounge, kitchen/diner, bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom.

Outside of the property you have a landscaped rear garden that is laid to astroturf and patio, a gate then gives access to off road parking and a single garage.

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.



Partially glazed front door leads into:

ENTRANCE HALLWAY

Stairs leading off with storage cupboard under, laminate flooring, double radiator.

CLOAKROOM

10' x 3'7 (3.05m x 1.09m)

Low level w.c., pedestal wash hand basin with a tiled splashback, single radiator, extractor fan.

LOUNGE

14' x 9'9 (4.27m x 2.97m)

Single radiator, tv point, telephone point, upvc double glazed window to front elevation.

KITCHEN/DINER

16'4 x 9'7 (4.98m x 2.92m)

Base and wall mounted units, laminated worktops and splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for an automatic washing machine and dishwasher, space for table and chairs, two single radiators, upvc double glazed window and French doors to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING

Single radiator, access to loft space, built in storage cupboard.

BEDROOM 1

12'6 x 9'8 (3.81m x 2.95m)

Single radiator, tv point, upvc double glazed window to rear elevation, through to:

EN-SUITE SHOWER ROOM

8'9 x 3'6 max (2.67m x 1.07m max)

Shower enclosure and unit, pedestal wash hand basin, partially tiled walls, single radiator, extractor fan, upvc double glazed window to rear elevation.

BEDROOM 2

11'1 x 8'8 (3.38m x 2.64m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 3

7'6 x 7'3 (2.29m x 2.21m)

Single radiator, upvc double glazed window to front elevation.

BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, extractor fan, single radiator.

OUTSIDE

To the front of the property there is a gravelled front garden and a pathway leading to the front door.

To the rear there is a pleasant enclosed garden with a paved patio, astroturf with a flower border all surrounded by panelled fencing and walling. A personal access gates gives access onto the driveway which leads to a:

SINGLE GARAGE

Up and over door to front elevation.

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

Turn into Kingsway passing the Asda superstore turning right at the roundabout into New Haven Road and proceed along to the next roundabout turning left passing the Rose Tree Farm Pub into Rudloe Drive. Continue along here taking the right hand turn into Wendling Drive and at the T junction turn right and follow the round round to the left onto Goose Bay Drive where the property can be located.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).