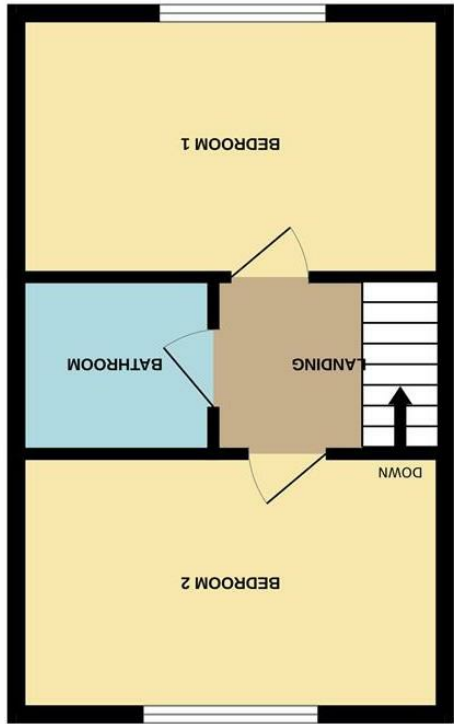
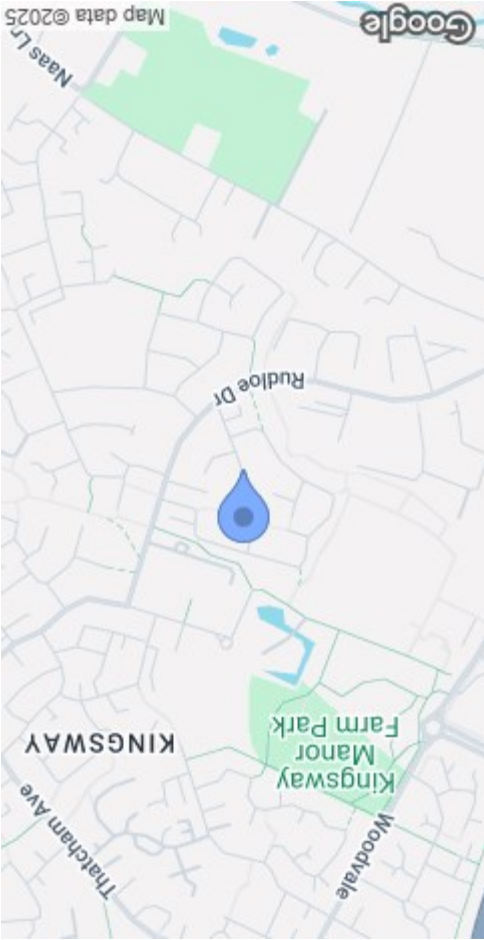
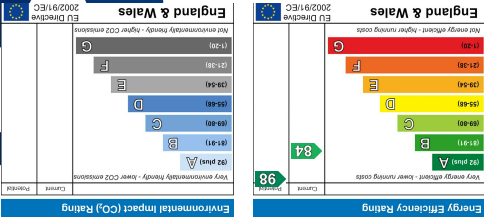
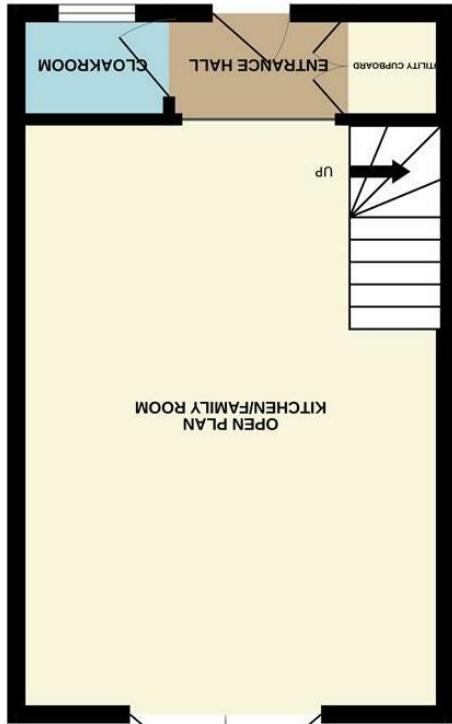


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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



1ST FLOOR



GROUND FLOOR



41 St. Mawgan Street  
Kingsway, Gloucester GL2 2FZ



£230,000

Beautifully presented two bedroom terraced house situated in a popular and desirable location.

The accommodation comprises entrance hallway, good size cloakroom, utility cupboard, opening through into the open plan kitchen/family room. Whilst to the first floor two double bedrooms and bathroom.

Additional benefits include upvc double glazing throughout, gas fired central central heating, being only 6 years old with 4 years remaining on the NHBC Guarantee, cul-de-sac location, off road parking for two vehicles, enclosed rear garden with a summerhouse and gated side access.

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.



Upvc part glazed door and matching side panel leads into:

**ENTRANCE HALL**

Laminate wood flooring, door into:

**UTILITY CUPBOARD**

Plumbing for automatic washing machine, space for tumble dryer, Ideal wall mounted boiler and coat hooks.

**CLOAKROOM**

Close coupled w.c., pedestal wash hand basin, tiled splashbacks, radiator, laminate flooring, upvc double glazed opaque window to front aspect.

**OPEN PLAN KITCHEN/FAMILY ROOM**

22'0" x 13'1" (6.72m x 3.99m)

Modern kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap, space for larder style fridge/freezer, electric hob and oven with extractor hood over, tiled splashbacks, tiled flooring, stairs leading off, radiator, power points, upvc double glazed French doors and matching side lights gives access onto the rear garden.

From the open plan kitchen/family room stairs lead to the first floor.

**LANDING**

Various doors leading off, radiator, access into the roof space.

**BEDROOM 1**

13'0" x 10'2" (3.98m x 3.12m)

Radiator, power points, upvc double glazed window overlooking the rear garden.

**BEDROOM 2**

13'1" x 8'2" (3.99m x 2.51m)

Radiator, power points, two upvc double glazed windows to front aspect.

**BATHROOM**

White suite comprising modern panelled bath, pedestal wash hand basin, close coupled w.c., part tiled walls, radiator.

**OUTSIDE**

To the front and to the right of the property there is off road parking for two vehicles and a pathway leads to the front having a decorative bark area.

The garden to the rear is mainly laid to lawn with a pathway leading to the rear where there is an access gate. There is also a timber summerhouse.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

**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.

**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**

On entering Kingsway at the traffic lights go to the first roundabout turning right into Woodvale onto Rudloe Drive and follow the road around where St Mawgan Street can be found on the left hand side.

**PROPERTY SURVEYS**

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

