



## 5 Northolt Way Kingsway

Quedgeley, Gloucester, GL2 2FG

**Offers in excess of £220,000**



Murdock & Wasley Estate Agents are delighted to bring to the market this fantastic opportunity to acquire a well-presented two-bedroom terraced home, ideally situated in a popular residential location close to a range of local amenities and excellent transport links.

Offering spacious and well-proportioned accommodation throughout, the property benefits from a generous master bedroom with en-suite, an enclosed rear garden, and two allocated parking spaces.

We anticipate strong interest in this property and highly recommend an early viewing to avoid disappointment.



**Entrance Hall**

Accessed via upvc double glazed door, tiled flooring, radiator, wooden door to understairs storage cupboard. Opening to:

**Cloakroom**

Low level wc, pedestal wash hand basin, tiled flooring, radiator, front aspect upvc double glazed window.

**Kitchen**

Range of base, drawer and wall mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance, power points, oven grill with four ring gas hob and extractor hood over, space for washing machine, integrated fridge freezer and dishwasher, partly tiled walls, front aspect upvc double glazed window.

**Lounge**

Tv point, telephone point, power points, two radiators, stairs to first floor landing, rear aspect double glazed French doors leading to the garden.

**Landing**

Access to loft space, doors lead off:

**Bedroom One**

Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window. Door to:

**En-Suite**

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash basin basin. Radiator, shaver point, rear aspect upvc double glazed window.

**Bedroom Two**

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin, radiator, front aspect upvc double glazed window.

**Outside**

To the front of the property are two allocated off-road parking spaces.

The rear of the property features a private garden, fully enclosed by wooden panel fencing. A flagstone patio offers an ideal space for outdoor dining and entertaining, while the remainder of the garden is mainly laid to lawn. A personnel gate to the rear provides added convenience and access.

**Tenure**

Freehold.

**Services**

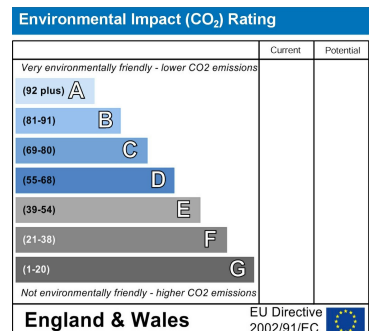
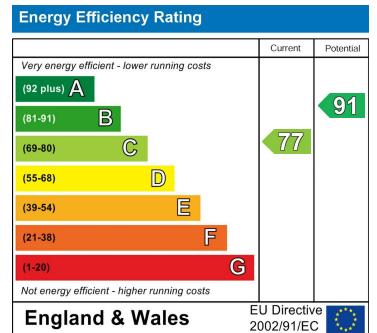
Mains water, gas, electricity and drainage.

**Local Authority**

Gloucester City Council  
Council Tax Band: C

**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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

