



23 St. Mawgan Street Kingsway, Gloucester, GL2 2FZ

£1,750 Per Month

Thomas & Thomas are pleased to be offering this well presented four bedroom home in Kingsway.

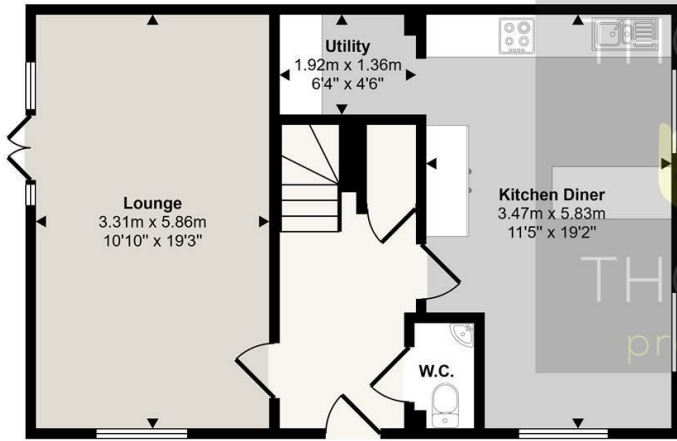
Briefly comprising of entrance hallway with WC and under stairs storage. Good size lounge with patio doors to the garden. Open plan kitchen diner with utility area with and integrated appliances.

Upstairs are four bedrooms, master benefiting from en suite shower room, and main family bathroom with shower over bath.

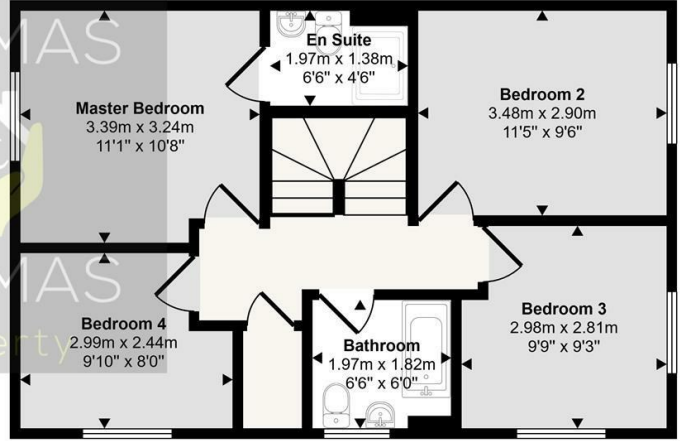
The property also benefits being heated via gas central heating, a garage with access via the garden, parking and being available to let start of August 2026!

- Four Bedrooms
 - Garage
- En Suite to Master
 - Parking
 - Kitchen/Diner
- Available Start of August 2026

Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor
Approx 53 sq m / 566 sq ft



First Floor
Approx 54 sq m / 578 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	94
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.