Murdock & Wasley
ESTATE AGENTS



1 Barkston Heath Kingsway

Quedgeley, Gloucester, GL2 2EF

Offers over £300,000

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Motivated Vendor
Murdock & Wasley Estate Agents are pleased to present this beautifully maintained three bedroom semi-detached family home, situated in the popular area of Kingsway, within easy reach of local amenities and excellent transport links, including the M5.

Immaculately presented throughout, the property offers spacious and versatile accommodation, ideal for modern family living. The ground floor comprises two generously sized reception rooms, a contemporary fitted kitchen, downstairs cloakroom and a conservatory, providing a wonderful space for dining and entertaining whilst overlooking the rear garden. Upstairs, there are four well-proportioned bedrooms, with the master benefiting from its own en-suite, complemented by a family bathroom.

Externally, the property benefits from an enclosed rear garden, complete with a decked seating area, alongside a garage and driveway providing off-road parking.







Entrance Hall
Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, understairs storage cupboard, Doors lead off:

Lounge
Power points, radiator, two front aspect upvc double glazed window, rear aspect upvc double glazes French doors to:

Convervatory
Power points, inset ceiling spotlights, rooflights, rear aspect upvc double glazed sliding door leading to the garden.

Kitchen
Range of base, drawer and wall mounted units, one and a half bowl sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, four ring gas hob with extractor hood over, double oven/grill, integral dishwasher, space for fridge/freezer and washing machine. Partly tiled walls, radiator, cupboard housing to boiler, door to storage cupboard, rear aspect upvc double glazed window.

Dining Room
Power points, radiator, rear aspect upvc double glazed window.

Cloakroom
Low level wc, wall mounted wash hand basin with separate taps over, tiled splashback, radiator, side aspect upvc frosted double glazed window.

Landing
Power points, radiator, access to loft space, rear aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, two front aspect upvc double glazed windows. Door to:

En-Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, side aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, fitted wardrobes, two front aspect upvc double glazed windows.

Bedroom Three
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, rear aspect upvc frosted double glazed window.

Outside
To the front of the property is a lawned garden enclosed by wrought iron railings, with a gravelled pathway leading to the front entrance.

To the side, a driveway provides off-road parking and access to the garage, whilst a wooden gate offers access to the rear garden.

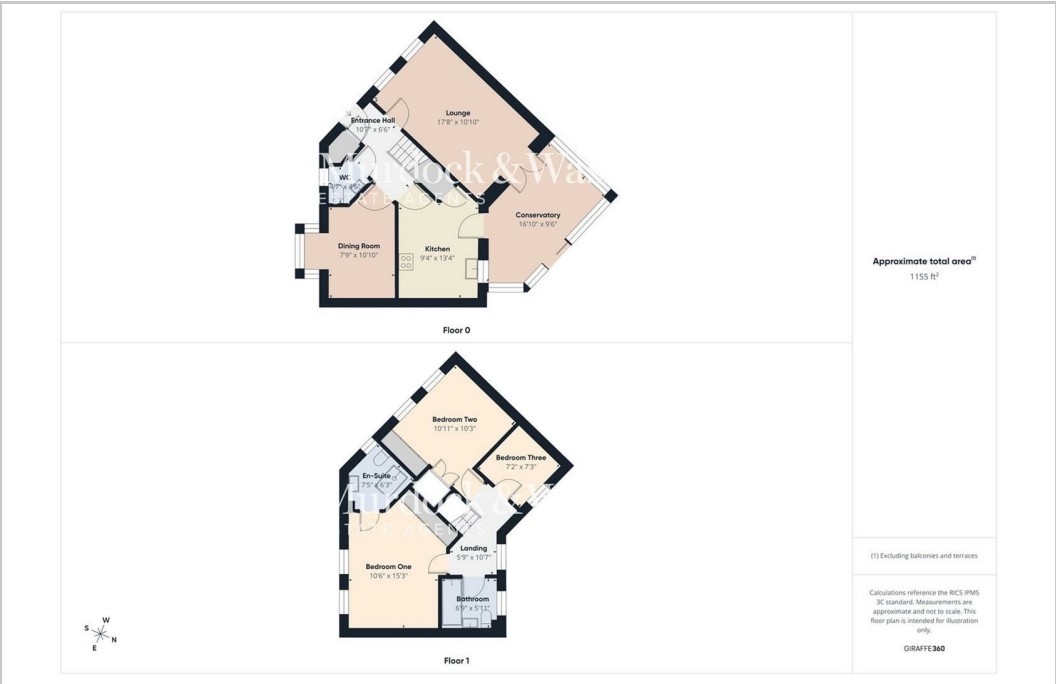
To the rear lies an enclosed, low-maintenance garden featuring a level lawn and a decked seating area, ideal for outdoor furniture and alfresco dining, fully enclosed by wooden panel fencing.

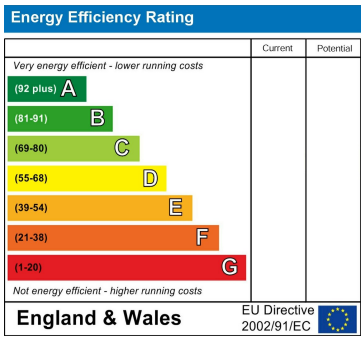
Tenure
Freehold.

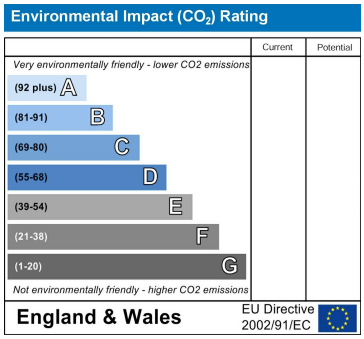
Services
Mains water, drainage, gas and electricty.

Local Authority
Gloucester City Council.
Council Tax Band: C

Awaiting Vendor Approval
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 firms 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.

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