



5, Coningsby Walk, Kingsway, Gloucester, GL2 2EB

4 Bedroom End Terrace House

£175,000

End Terrace Townhouse
Dressing Rm & En-Suite
Garage
Rear and Side Gardens
Energy Rating B

Four Bedrooms
17'7" Lounge Diner
Two Parking Spaces
Overlooks Open Green

01452 543200

1 School Lane, Quedgeley
Gloucester, GL2 4PJ

5 Coningsby Walk Kingsway Gloucester Gloucestershire GL2 2EB

Entrance door leading to:

Entrance Hall

Stairs to first floor; tiled floor; telephone point; radiator; door to lounge; open way to kitchen; door to:

Cloakroom

Low level w.c.; pedestal wash hand basin; laminate flooring; extractor fan; radiator

Lounge Diner 17' 7" x 15' (5.36m x 4.57m)

UPVC double glazed window to rear aspect; UPVC double glazed patio doors to rear garden; under stairs storage cupboard; television point; laminate flooring; two radiators; space for dining table and chairs

Kitchen 12' 7" x 8' 1" (3.84m x 2.46m)

UPVC double glazed window to front aspect; range of eye and base level units with rolled edge work surfaces over; stainless steel sink drainer unit with inset mixer taps; stainless steel oven; four ring gas hob with overhead extractor fan; space for fridge freezer; space and plumbing for automatic washing machine; space for dishwasher; wall mounted "Potterton" combination boiler; ceramic tiled floor; window seat; radiator

First Floor Landing

Doors to rooms; stairs to 2nd floor; recessed airing cupboard housing cylinder and slatted shelving; radiator

Bathroom

Modern white suite comprising low level wc; pedestal wash hand basin; panelled bath ; tiled splash backs; laminate flooring; radiator; extractor fan; shaver point

Bedroom Two 14' 7" x 8' 5" (4.44m x 2.57m)

UPVC double glazed window to front aspect; radiator

Bedroom Three 12' 2" x 8' 5" (3.71m x 2.57m)

UPVC double glazed window to rear aspect; radiator

Bedroom Four 8' 7" x 6' 3" (2.62m x 1.91m)

UPVC double glazed window to front aspect; radiator

Second Floor Landing

Door to:

Master Suite 16' 10" x 11' 6" (5.13m x 3.51m)

UPVC double glazed window to front aspect; recessed wardrobes; recessed over stairs storage cupboard; television point; telephone point; access to loft; open way to:

Dressing Area 6' 9" exc wardrobes x 6' 3" (2.06m x 1.91m)

Double glazed "Velux" window to rear aspect; space for dressing table; recessed wardrobes; power points; radiator; door to:

En-Suite

Double glazed "velux" window to rear aspect; low level wc; pedestal wash hand basin and shower cubicle with wall mounted shower over; laminate flooring; tiled splash backs; radiator; extractor fan

Outside

Front

Paved frontage enclosed by iron fencing

Rear and Side Garden

Patio area leading to area laid with artificial lawn for low maintenance; decked area with graveled edging; further area to side mainly laid to gravel with paved fenced pathway leading to gated side access; enclosed by wood panelled fencing

Garage

Eaves storage; power point; parking space in front of garage

Parking

Further allocated parking space to side of property

Please Note

Room sizes quoted are approximate and should be used for guidance purposes only. All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative. Any fixtures or fittings mentioned have been verbally agreed to remain by the vendors, but clarification must also be sought by your legal representative.

Viewing Strictly Through the Agent

Please call us on 01452 543200 to make an appointment.

Michael Tuck Estate Agents

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