



## 26 Pevensey Place Kingsway

Quedgeley, Gloucester, GL2 2HP

**Offers in excess of £230,000**



Murdock & Wasley Estate Agents are delighted to present this immaculate two-bedroom home, ideally situated within the sought-after Kingsway Village.

This beautifully presented property is both bright and spacious throughout, offering modern open-plan living on the ground floor—perfect for both relaxing and entertaining. The layout creates a welcoming and versatile space designed to suit contemporary lifestyles.

Upstairs, the home continues to impress with two generously proportioned double bedrooms, complemented by a stylish and well-appointed family bathroom.

Further benefits include a garage and off-road parking, providing both convenience and practicality for modern living.



### Entrance Hall

Accessed via a upvc double-glazed door: Utility cupboard housing a gas combination boiler with space for a washing machine and tumble dryer. Opening to the kitchen/lounge/diner. Door to:

### Cloak Room

Suite comprising pedestal wash hand basin with mixer tap over, low-level wc, radiator, part tiled walls, inset ceiling spotlights, front aspect upvc double glazed window.

### Lounge / Kitchen / Diner

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap, oven/grill with four ring gas hob and extractor hood over. Breakfast bar. Tv points, power points, radiators. Space for fridge/freezer, dishwasher and dining table. Stairs to first floor. Inset ceiling spotlights. Rear aspect upvc double glazed windows and French doors leading to the garden.

### Landing

Power points, radiator, access to loft via hatch. Doors lead off:

### Bedroom One

Tv point, power points, radiator, full length built in wardrobes, inset ceiling spotlights, rear aspect upvc double glazed window.

### Bedroom Two

Tv point, power points, radiator, built in double wardrobe

with hanging rail, inset ceiling spotlights, front aspect upvc double glazed window.

### Bathroom

Suite comprising: panelled bath with shower over, pedestal wash hand basin with mixer tap over, low-level wc, radiator, part tiled walls, inset ceiling spotlights, extractor fan.

### Outside

To the rear of the property is a enclosed garden which is primarily laid to lawn with a patio seating area under a wooden canopy. Further benefits include an outside tap all enclosed via wood panel fencing with a gate to the driveway

### Garage

Accessed via up 'n' over door, wooden double gate to rear providing parking for upto two vehicles.

### Tenure

Freehold

### Services

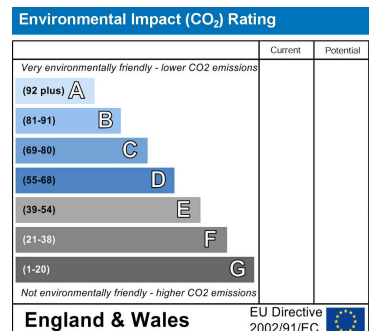
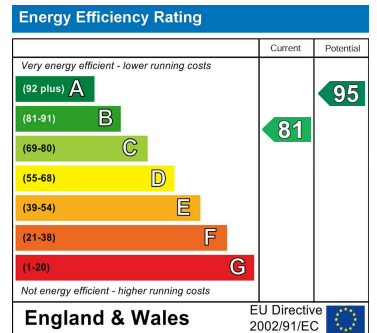
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: B

### 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.



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

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