



69 Fauld Drive

Kingsway, Gloucester, GL2 2HZ

£275,000



This attractive semi-detached home is situated in the sought-after Kingsway development on Gloucester's southern side. The location offers a wealth of local amenities, making it convenient for families and professionals alike. With two schools, a restaurant, takeaways, supermarkets, and various shops all within easy reach, you'll have everything you need right at your doorstep. In terms of living accommodation, we have: Entrance hallway, cloakroom, kitchen & lounge/diner. Upstairs are three bedrooms, en-suite & bathroom.

Outside there is a lovely rear garden, which has been made really low maintenance by the addition of astro turf. There is also off road parking for two cars to the side of the house, as well as a single garage, with up and over door and access from the rear garden as well.



Entrance Hallway

Approached via Upvc double glazed front door, stairs leading to first floor, doors to cloakroom, kitchen & lounge/diner.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator.

Kitchen 14'9 x 8'5 (4.50m x 2.57m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops. sink/drain, electric oven with gas hob & hood, space for appliances, cupboard housing combination boiler, recessed down light, power points.

Lounge/Diner 15'5 x 12'9 (4.70m x 3.89m)

Upvc double glazed french doors to rear, television point, radiator, power points, under stairs storage cupboard.

First Floor Landing

Access to loft via hatch, storage cupboard, doors to all rooms.

Bedroom 1 11'2 x 8'5 (3.40m x 2.57m)

Upvc double glazed windows to front, radiator, power points. Door to en-suite.

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Bedroom 2 9'7 x 8'5 (2.92m x 2.57m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 7'8 x 6'6 (2.34m x 1.98m)

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Panelled bath, low level wc & pedestal wash hand basin, radiator, towel rail.

Rear Garden

An enclosed garden which is beautifully maintained throughout. With an area laid to paving & area laid to artificial lawn. Also to the rear we have a raised decking area. Cold water tap, gated side access. Door to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	

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