



54 Fauld Drive

Kingsway, Gloucester, GL2 2HL

Offers in excess of £230,000



Murdock and Wasley Estate Agents are pleased to offer for sale this well-presented two-bedroom home, ideally situated within the popular Kingsway Village, which boasts excellent transport links and local amenities.

The property boasts a bright and spacious open-plan living area on the ground floor, providing a welcoming and flexible space. Upstairs, there are two generously proportioned double bedrooms, with the master benefiting from an ensuite shower room, in addition to the family bathroom. The home also includes a garage with off-road parking for added convenience. To the rear, you'll find an enclosed garden with rear access, providing a private outdoor area.



Entrance Hallway

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:

Cloakroom

Suite comprising pedestal wash hand basin with mixer tap over, low-level wc, wall mounted radiator, partly tiled walls, front aspect frosted 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, wall mounted radiators. Space for fridge/freezer, dishwasher and dining table. Stairs to first floor landing. Inset ceiling spotlights. Rear aspect upvc double glazed windows and French doors leading to the garden.

First Floor Landing

Access to loft via hatch. Doors lead off:

Bedroom One

Power points, wall mounted radiator, rear aspect upvc double glazed window. Door leads off:

En-Suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, partly tiled walls.

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with shower over, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, tiled flooring.

Outside

To the front of the property a flagstone path is surrounded by a small garden laid to decorative stone. Allocated parking in front of the garage provides space for one vehicle.

To the rear of the property a flagstone patio leads down to a garden mainly laid to lawn, surrounded by raised flower beds and enclosed by wooden fencing. A wooden gate provides rear access.

Garage

Accessed via up'n'over door.

Tenure

Freehold

Services

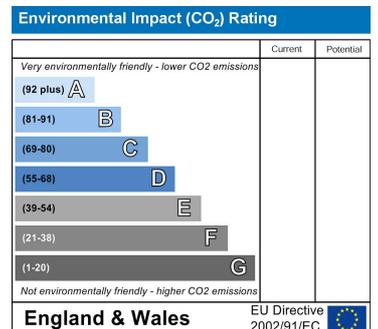
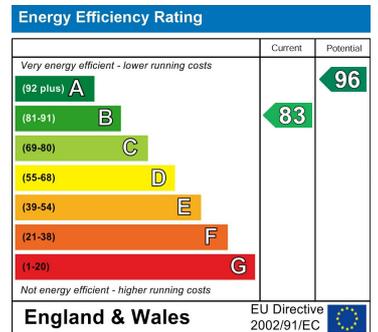
Mains water, gas, electricity & drainage.

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.



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

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