



Topcliffe Street Kingsway, GL2 2ES

Gloucester

Guide Price **£365,000**

FIVE BEDROOM THREE STORY HOME OFFEREING THREE RECEPTION ROOMS OFFERED TO THE MARKET WITH NO ONWARD CHAIN!

The accommodation on the ground floor comprises of; Entrance hall, W.C, living room, study, dining room, kitchen & utility!

On the first floor we have; Two DOUBLE bedrooms with en-suites & dressing room, a single bedroom and family bathroom.

On the top floor are; Two DOUBLE bedrooms and bathroom.

Further benefits include; Gas central heating, upvc double glazing & a single garage with off road parking space.

Call us today to arrange your viewing on 01452 543200!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ideal Family Home
- Upvc Double Glazing
- Three Reception Room
- Two En-suites, Two Family Bathrooms & Wc
- Large Private & Enclosed Rear Garden
- Facing Greenery
- Garage & Parking
- No Onward Chain
- Gas Central Heating
- Energy Rating C



Hallway

15' 2" x 6' 7" (4.62m x 2.00m)

Living Room

16' 4" x 11' 5" (4.98m x 3.47m)

Dining Room

11' 3" x 8' 8" (3.44m x 2.65m)

Kitchen

14' 2" x 9' 7" (4.31m x 2.91m)

Utility Room

7' 1" x 5' 2" (2.15m x 1.58m)

Study

9' 10" x 7' 1" (3.00m x 2.15m)

Wc

5' 8" x 2' 9" (1.72m x 0.84m)

Landing

16' 10" x 6' 7" (5.14m x 2.01m)

Bedroom One

11' 7" x 11' 7" (3.54m x 3.52m)

Walk-in Wardrobe

8' 1" x 7' 6" (2.47m x 2.29m)

En-suite

8' 2" x 6' 6" (2.48m x 1.98m)

Bedroom Three

11' 7" x 9' 9" (3.53m x 2.97m)

En-suite

8' 5" x 3' 5" (2.56m x 1.05m)

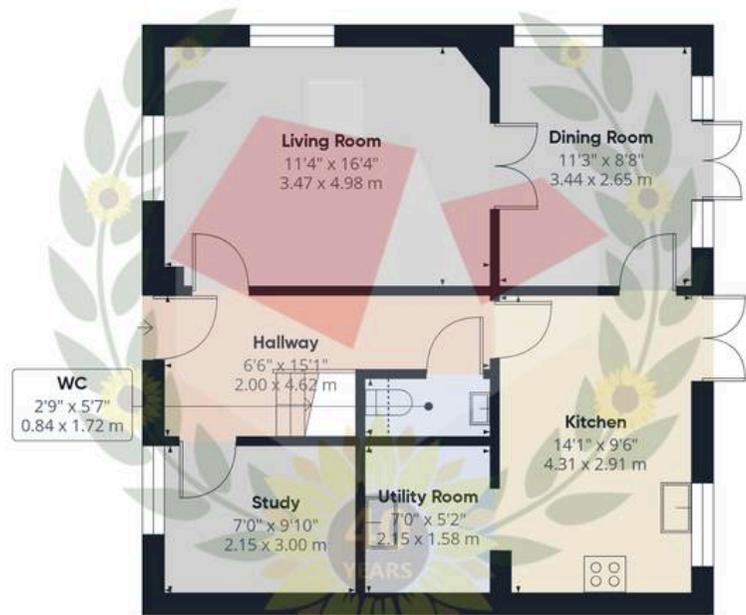
Bedroom Five

9' 7" x 7' 4" (2.93m x 2.24m)

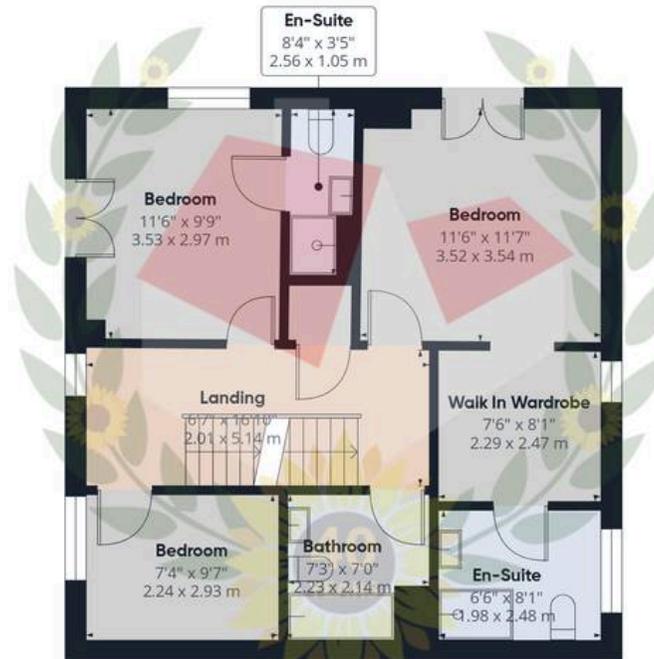
Bathroom

7' 4" x 7' 0" (2.23m x 2.14m)

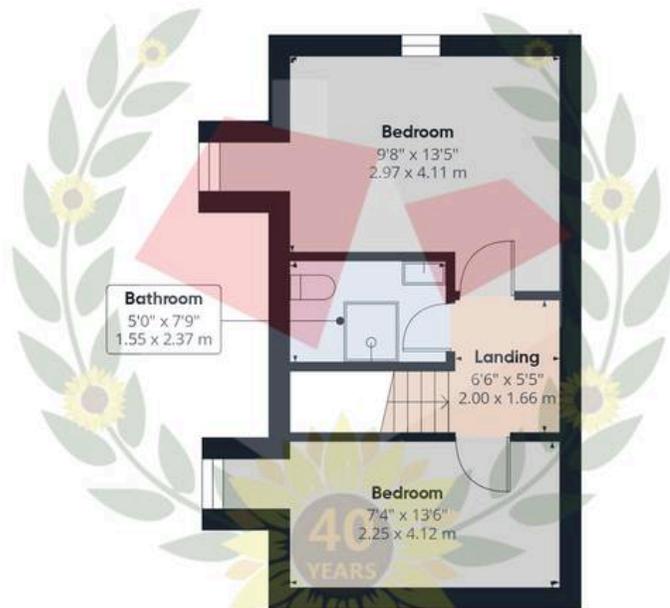
Second Floor Landing



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1738 ft²
161.4 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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