



14 Fersfield Gardens Kingsway, Gloucester, GL2 2HW Offers Over £270,000

Thomas and Thomas are pleased to present this immaculate family home in Kingsway.

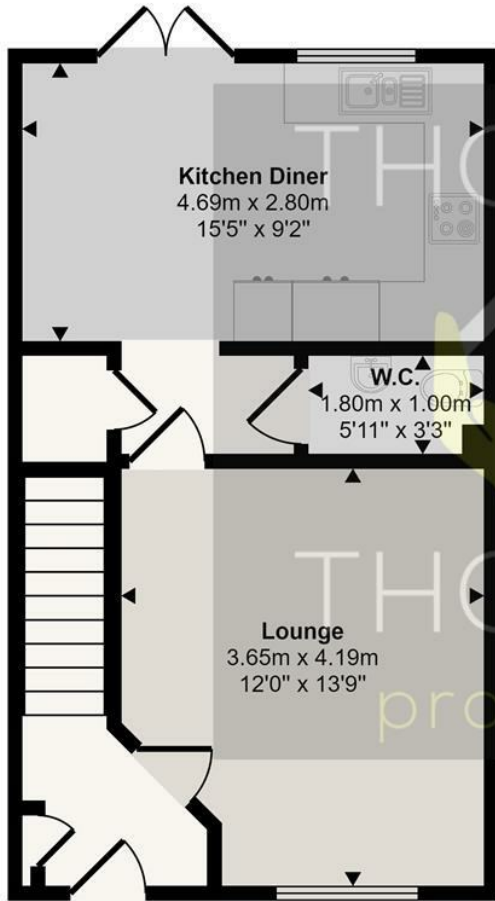
Briefly comprising of: Entrance hall with storage leading through to the good size lounge. There is a downstairs WC and large under stairs storage cupboard. Towards the back of the house is the open plan kitchen / diner with integrated cooker, hob, dishwasher and fridge/ freezer. The double doors open onto the private enclosed garden with patio and grass space.

Upstairs there are three bedrooms, two doubles and a single. The main bedroom benefits from an en suite shower room and finally a family bathroom.

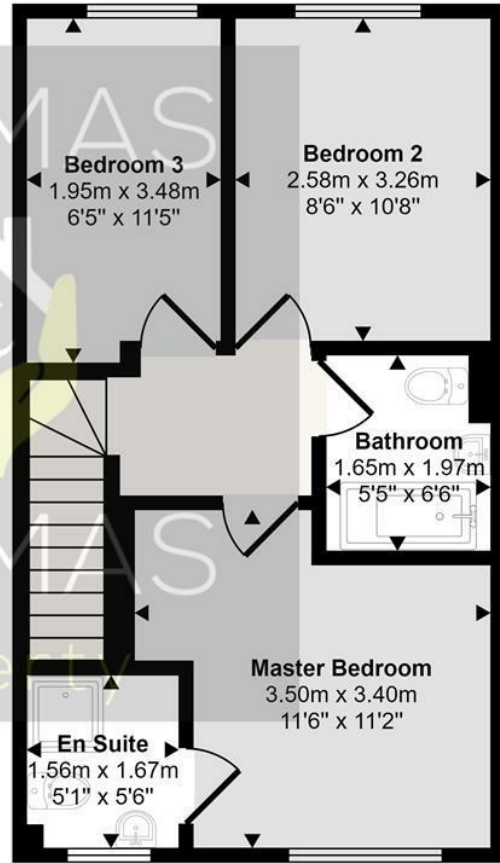
This would make the ideal first home, please call us today to arrange your viewings.

- Three Bedrooms
- En Suite To Master
- Cul-De-Sac Location
- Very Well Presented
- Garage With Driveway
- 5 Years Remaining on NHBC Warranty

Approx Gross Internal Area
77 sq m / 834 sq ft



Ground Floor
Approx 39 sq m / 417 sq ft

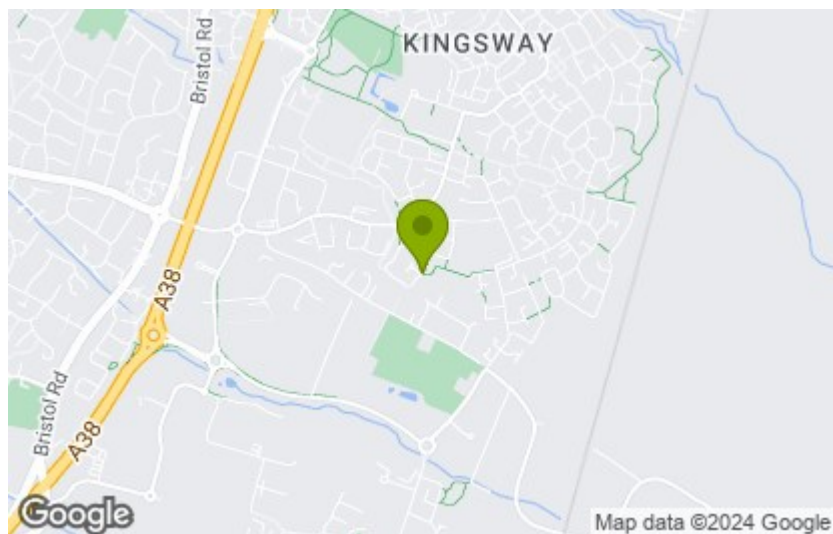


First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(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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