



11 Portreath Way Kingsway, Gloucester, GL2 2FF

Offers Over £220,000

Welcome to this charming end terrace house located on Portreath Way in Kingsway. This modern property boasts a spacious reception room, two double bedrooms, and an en suite bathroom.

With a generous 631 sq ft of living space, this home offers comfortable living in a convenient location. The property features allocated parking for two vehicles, making it easy for you and your guests to park hassle-free.

The well-presented interior is perfect for those looking for a cozy yet stylish home. The two double bedrooms provide ample space for relaxation, while the en suite bathroom adds a touch of luxury to your daily routine.

Additionally, the property comes with no onward chain, making the buying process smoother and more straightforward.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Portreath Way living for yourself.

- Two bedrooms
 - En Suite
- Allocated Parking
- Well Presented
- End Terrace
- Chain Free

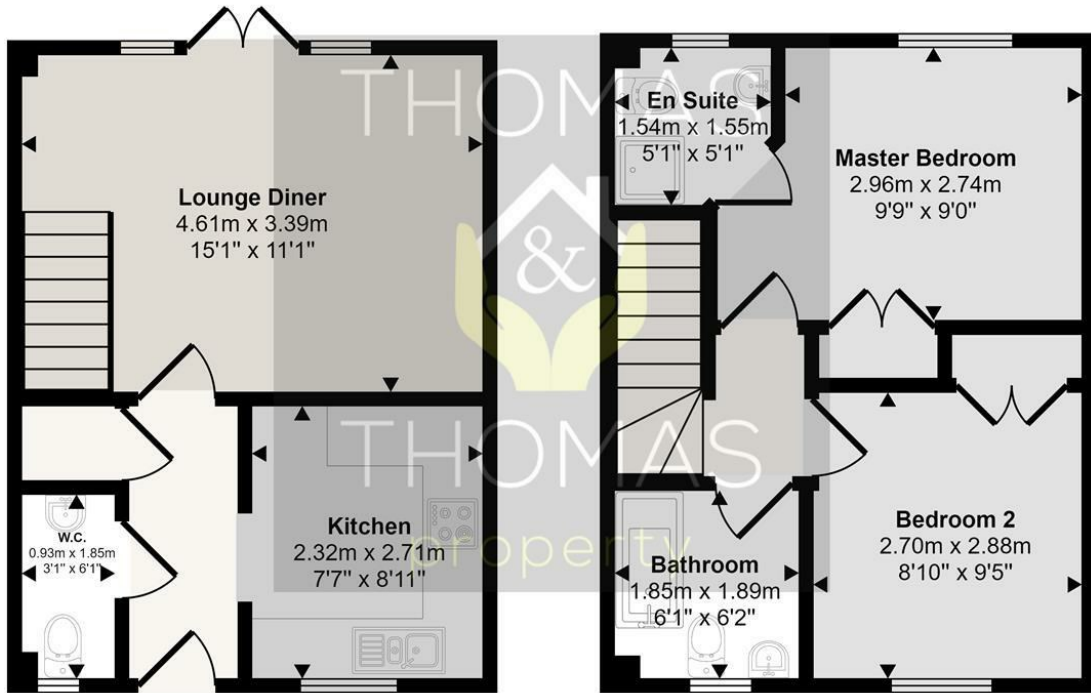


PROTECTED



PROTECTED

Approx Gross Internal Area
59 sq m / 631 sq ft



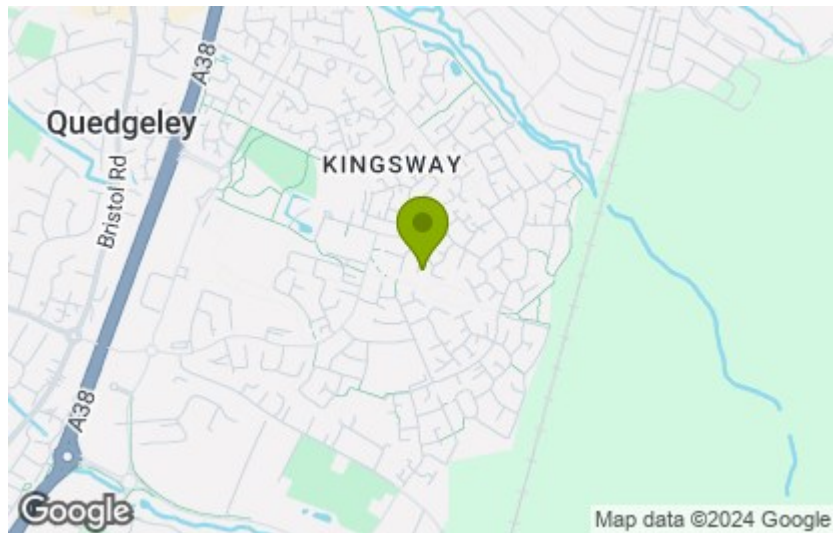
Ground Floor
Approx 29 sq m / 312 sq ft

First Floor
Approx 30 sq m / 319 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	91
(81-91) B	
(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	91
(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



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.