



**23 Fauld Drive Kingsway, Gloucester, GL2 2HZ**

**Asking Price £270,000**

Welcome to this charming terraced house located on Fauld Drive in the desirable area of Kingsway. This modern property boasts a spacious 1,173 sq ft of living space spread across three storeys, offering ample room for comfortable living.

As you step inside, you are greeted by a well-presented interior featuring one reception room, perfect for entertaining guests or relaxing with family. The property comprises three generous double bedrooms, providing plenty of space for a growing family or those in need of a home office.

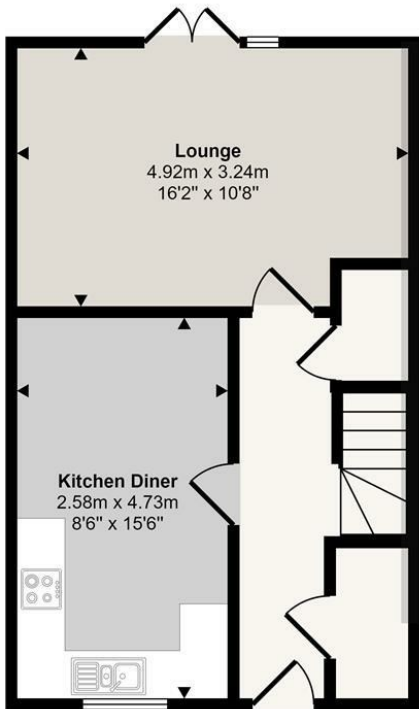
With two bathrooms, busy mornings will no longer be a hassle. The convenience of two allocated parking spaces ensures you'll never have to worry about finding a spot for your vehicles after a long day.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of city life. The absence of an onward chain means you can move in hassle-free and start enjoying your new home right away.

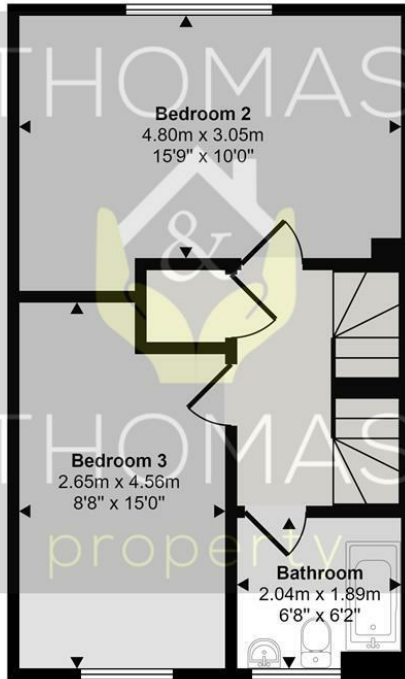
Don't miss out on the opportunity to make this lovely house your own. Contact us today to arrange a viewing and take the first step towards owning a beautiful property in Kingsway.

- Three Double Bedrooms
  - No Onward Chain
- Two Allocated Parking Spaces
- Three Storey Accommodation
  - Well Presented
  - Enclosed Rear Garden

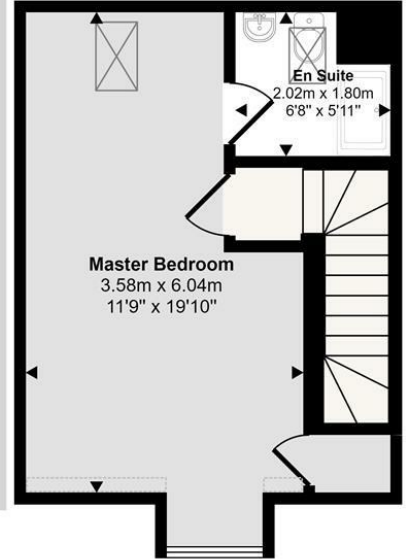
Approx Gross Internal Area  
108 sq m / 1160 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft



First Floor  
Approx 39 sq m / 425 sq ft



Second Floor  
Approx 29 sq m / 307 sq ft

Denotes head height below 1.5m

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			95
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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