



Sawyers
Sales & Lettings

1 Holbeach Drive, Kingsway, Gloucester,
Gloucestershire, GL2 2BF
Price £335,000

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A well proportioned four bedroom detached home located within one of the more popular locations in Kingsway. Outside you will find the enclosed landscaped low maintenance garden with decked seating area and artificial lawn, driveway parking and detached garage. No Chain.

Sawyers Estate Agents are delighted to bring to the market this neatly presented and well proportioned four bedroom detached home located within one of the more popular locations in Kingsway. The accommodation in brief consists entrance hall, cloakroom, sitting room, separate dining room and stylish kitchen on the ground floor whilst upstairs on the first floor you will find the main bedroom with en-suite shower, three further bedrooms, and separate family bathroom.

Benefits include double glazing, air conditioning and gas central heating. Outside you will find the enclosed landscaped low maintenance garden with decked seating area and artificial lawn, driveway parking and detached garage. The property is in need of a light degree of decorative updating giving purchasers the opportunity put their own stamp on it. No Chain. EPC: C (76).

Amenities: Nestled in the popular Kingsway area, close to Gloucester city centre, with easy access to the M5, making it ideal for commuters. Regular bus routes to Gloucester and Quedgeley, nearby park-and-ride, and convenient access to main roads. The property is within walking distance to Kingsway Retail Centre, featuring supermarkets, restaurants, and local shops.

Nearby Quedgeley and Gloucester city centre offer a wider range of retail and dining options. Close to quality schools and nurseries, including Kingsway Primary School and Severn Vale Secondary School. Recreation & Leisure include Kingsway Sports Pavilion, offering sports facilities, and plenty of parks and green spaces, including play areas and dog-friendly parks. Healthcare: Nearby medical centre, dental practice, and pharmacy, with Gloucester Royal Hospital a short drive away. Community Amenities: Kingsway Community Centre offers activities, events, and facilities for residents.

Entrance Hall

Door to front, recessed LED down lighting, stairs to first floor and under stairs storage cupboard.

Cloakroom

Extractor, level WC and wash hand basin. Tiled splash backs.

Sitting Room 6.52m (21'5") x 3.12m (10'3")

Double glazed window to front, double glazed French doors to side leading out to the garden, Air conditioning unit (hot & Cold). Two radiators. Television point.

Dining Room 3.65m (12'0") x 3.08m (10'1")

Double glazed bay window to side, double glazed window to front. Radiator.

Kitchen 5m (16'5") x 3.34m (10'11")

Double glazed door to rear, double glazed window to side, recessed LED down lighting, stylish range of modern eye level and base level units complemented with block edged works surfaces, stainless steel single drainer unit with mixer tap, built in AEG double oven, integrated AEG microwave, integrated AEG steam oven, five ring gas hob with wok ring and extractor hood over, built in dishwasher and built in washing machine, further appliance space and under base unit lighting.

First Floor

Landing

Access to loft. Recess LED down lighting. Airing cupboard.

Bedroom One 3.81m (12'6") x 3m (9'10")

Double glazed window to side, radiator and door to en-suite.

En-suite shower room

Double glazed window to rear, extractor, shower cubicle, low level WC and wash hand basin set within vanity unit. Tiled splash backs. Shaver point. Radiator.

Bedroom Two 3.97m (13'0") x 2.65m (8'8")

Double glazed window to front, Air conditioning unit (hot & Cold). Radiator.

Bedroom Three 3.21m (10'6") x 2.83m (9'3")

Double glazed window to front and side, built in wardrobes and radiator.

Bedroom Four 3.62m (11'11") x 2m (6'7")

Double glazed window to side. Radiator.

Family Bathroom

Double glazed window to rear. Suite consisting bath with bath tap operated rainfall shower, low level WC and wash hand basin set with vanity unit. Tiled splash backs. Radiator.

Garden

Mature shrub borders run along the front and side of the property. Double gates give access to the driveway providing off road parking and access to the garage. Gated side access leads to the enclosed private garden mainly laid to artificial grass with a pleasant decking seating area, for low maintenance. Outside lighting.

Garage 5.31m (17'5") x 2.74m (9'0")

Single garage with up and over door, power and light.

Material Information supplied by vendor

Tenure: Freehold
Local Authority: Gloucester City Council
Council Tax Band: D
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Conservation Area: No
Broadband Speed: City Fibre 1000
Satellite / Fibre TV Availability: BT - Yes, Sky - Yes, Virgin – Yes.

(These figures are subject to change and should be checked by your legal advisor)

Selling Agent

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Local Authority

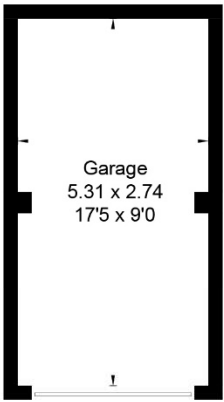
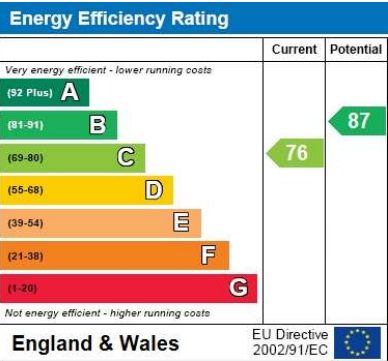
Gloucester City Council - Band D

Directions

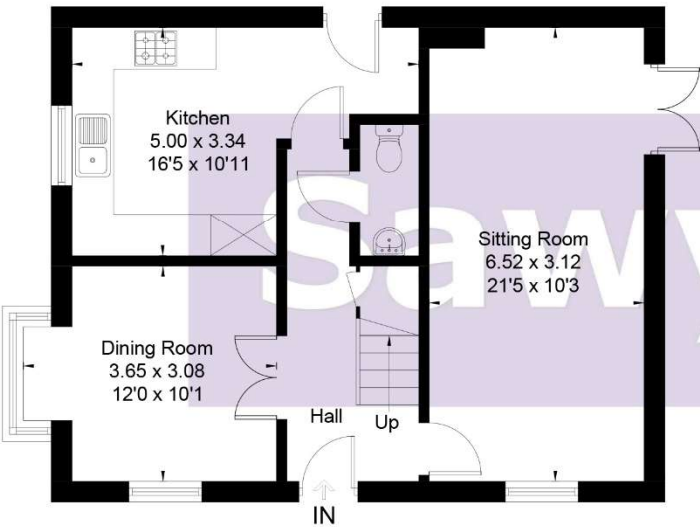
For SAT NAV use: GL2 2BF

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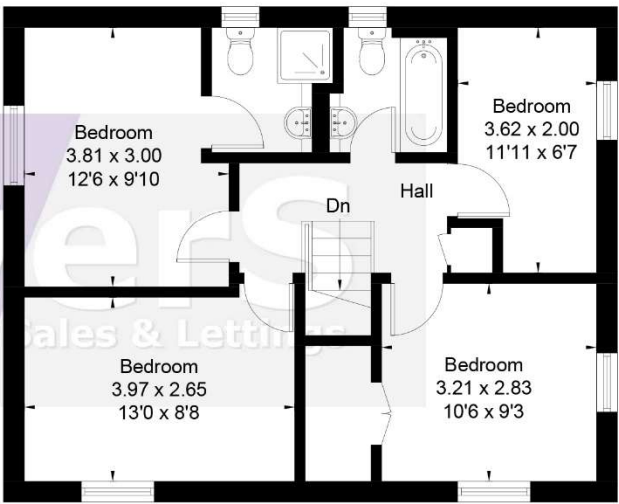
Approximate Floor Area = 109.3 sq m / 1176 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 123.9 sq m / 1333 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #82107

DISCLAIMER: 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 to this property. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Floor plans are not to scale. Sawyers Estate Agents/Fine and Country cannot be responsible for any inaccuracy.

