

Ampport Lane Kingsway, Gloucester GL2 2GG

£340,000

naylor powell

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• No onward chain • Three bedroom detached family home • En-suite to master bedroom • Spacious enclosed rear garden • Driveway for multiple vehicles & single garage • EPC rating of C77 • Gloucester City Council- Tax Band D (£2,348.17 per annum) 2026/2027

£340,000

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway
Spacious entrance to the property that provides a space for shoes, coats and such like alongside access to the living room, kitchen, downstairs W.C and stairs to first floor.

Living Room
Generously sized living space with a window to the side aspect and French doors to the rear giving the space a light and airy feel.

Kitchen / Dining Room
Modern kitchen with integrated fridge/freezer and oven with extractor overhead, space for a freestanding washing machine. As the room continues there is suitable space for a dining table and French doors leading into the garden space.

Downstairs W.C.
Sizeable downstairs w.c. comprising wash hand basin, w.c with frosted window to rear aspect.

Master Bedroom
Significantly sized master comprising built-in wardrobes, en-suite and window to rear aspect.

En-suite
En-suite comprising wash hand basin, w.c. and enclosed shower with frosted window to rear aspect.

Second Bedroom
Double bedroom with window to rear aspect.

Third Bedroom
Double bedroom with room for storage completed with window to front aspect.

Family Bathroom
Family bathroom with wash hand basin, w.c. and bath with shower attachment completed with frosted window to rear aspect.

Garage
Located to the side of the property, the garage has power and plenty of space for storage.

Outside
The front of the property is kept private being situated away from the road with hedges also allowing more privacy. To the side of the property lies a driveaway suitable for two cars. To the rear of the property is a generously sized private garden with a dedicated seating area.

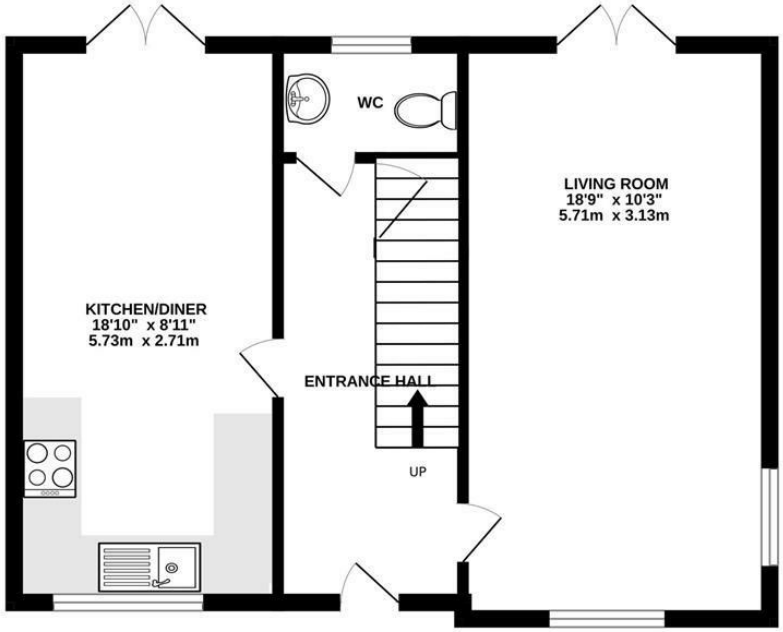
Location
Situated in the popular residential area of Kingsway, the property benefits from a wide range of local amenities including an Asda superstore, doctors' surgery, public houses, nursery, and primary schools. The area is well regarded by young families and professionals alike, offering a selection of green spaces, open parks, and multi-use games courts. Excellent transport links provide convenient access to the M5 motorway, connecting residents to Bristol to the south and Birmingham to the north.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council- Tax Band D (£2,348.17 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

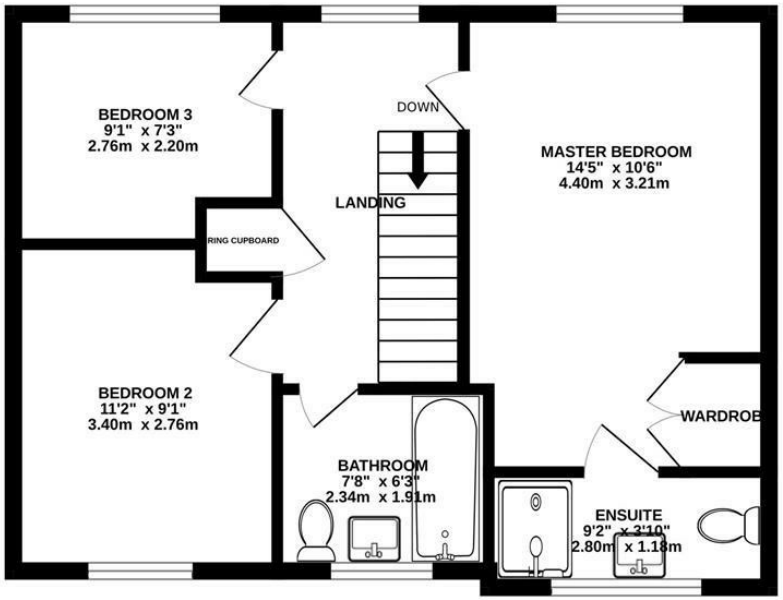




GROUND FLOOR



1ST FLOOR

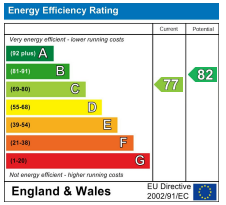


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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