



61 Uxbridge Lane Kingsway, Quedgeley, Gloucester, GL2 2EY

£325,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

### Four Bedroom Semi-Detached Townhouse in Kingsway – No Onward Chain

This well-presented four-bedroom semi-detached townhouse offers excellent family living in the popular Kingsway area. With a generous layout across three floors, contemporary finishes, and a low-maintenance rear garden, the property is ready to move into immediately.

Enter into a welcoming hallway with a useful cloakroom/WC. The highlight is the impressive open-plan kitchen/living area, which provides a bright and sociable heart to the home. The kitchen features modern white units with ample storage and work surfaces, while the generous living space easily accommodates large sofas and dining furniture, with French doors opening to the rear garden.

The landing leads to three well-proportioned bedrooms and a family bathroom. This level offers flexible space suitable for family bedrooms, a home office, or guest accommodation.

The top floor features a large master bedroom and a contemporary bathroom, providing a peaceful retreat.

To the rear is a low-maintenance garden, perfect for relaxing or entertaining without the hassle of high upkeep. The front offers driveway parking and a garage, with an attractive brick-built façade and excellent kerb appeal.

This versatile home is perfectly suited to growing families or professionals looking for space and convenience in a sought-after location.

#### Agents Note.

Freehold

EPC Rating: C80

Gloucester City Council Band: C

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk: Very Low

- Four Bedroom Semi-Detached Townhouse
- En-Suite To Master Bedroom
- Offered With No Onward Chain
- EPC Rating: C80
- Fantastinc Open Plan Living
- Great Access To M5 Making Commuting To Bristol/Cheltenham And Beyond A Dream
- Driveway And Garage
- Council Tax Band: C

### Energy Efficiency Rating

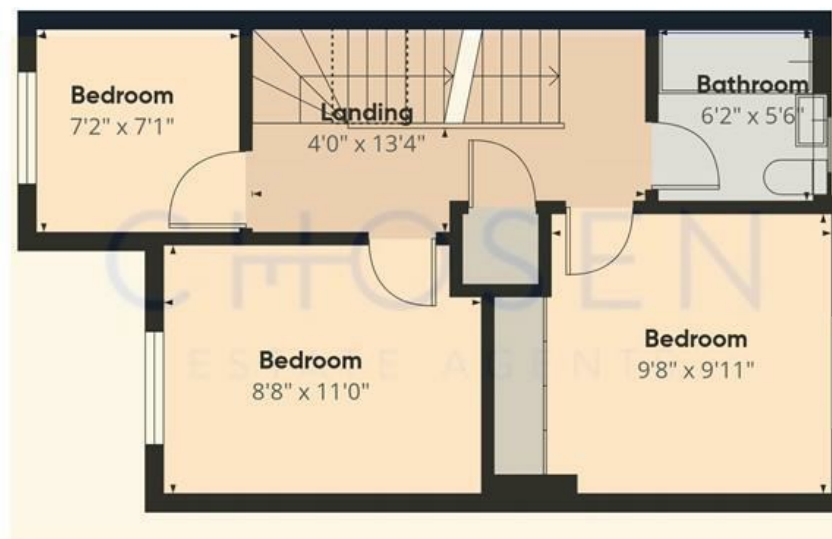
|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | 80                                                                                                            | 84        |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1087 ft<sup>2</sup>

Reduced headroom

59 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360