



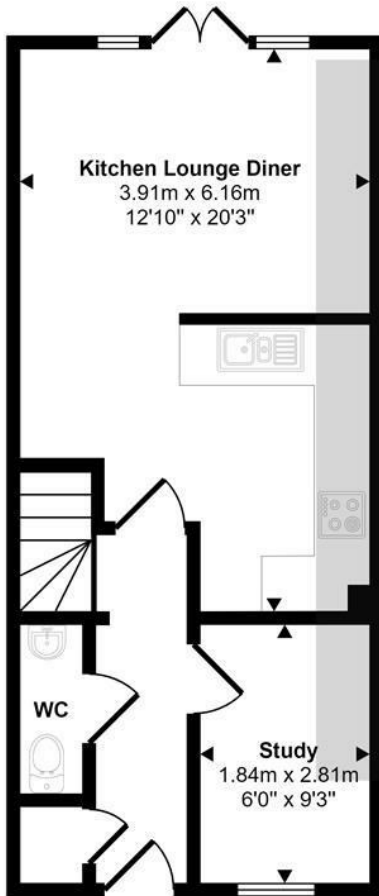
129 Woodvale, Gloucester, GL2 2BU

Asking Price £280,000

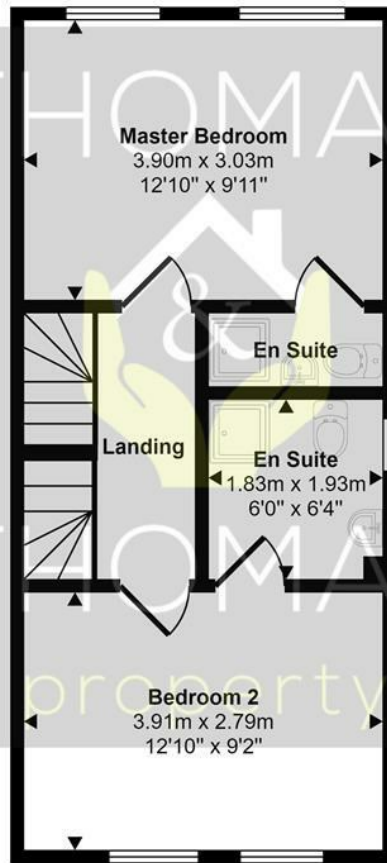
Three-storey townhouse built in 2008 currently configured as a four-bedroom House, making it an excellent investment opportunity or a spacious family home. As you enter, you are greeted by a ground floor that features a practical study, ideal for those who work from home or require a quiet space for study. A cloakroom adds to the functionality and a modern open plan fitted kitchen diner/ family room that spreads across the back connecting the home seamlessly with the garden. The property boasts four well-proportioned bedrooms, (Master bedroom was originally a lounge) providing comfortable living for families or tenants alike. With three bathrooms and 4 toilets, morning routines will be a breeze, alleviating the usual congestion found in many homes. Situated on a walled corner plot, this townhouse enjoys added privacy while still being conveniently located near local amenities and bus stops, making commuting and daily errands effortless. The property also includes parking for one vehicle & garage a valuable asset in this sought-after area. This chain-free home presents a unique opportunity for buyers seeking flexibility in their living arrangements. Whether you are looking to invest or find a new family residence, this townhouse in Kingsway is sure to impress with its modern features and prime location.

- Three-storey townhouse currently configured as a licensed four-bedroom HMO
 - Chain free
- Three bathrooms & cloakroom
- Open plan modern fitted kitchen diner/family room
 - Garage and drive way
 - Walled corner plot

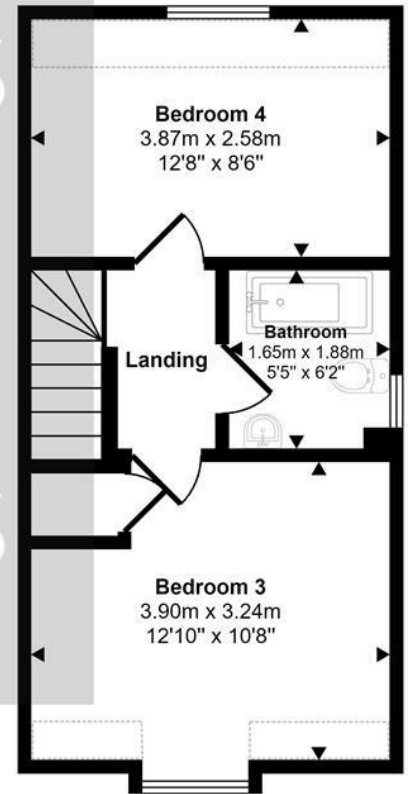
Approx Gross Internal Area
102 sq m / 1093 sq ft



Ground Floor
Approx 35 sq m / 376 sq ft



First Floor
Approx 35 sq m / 379 sq ft



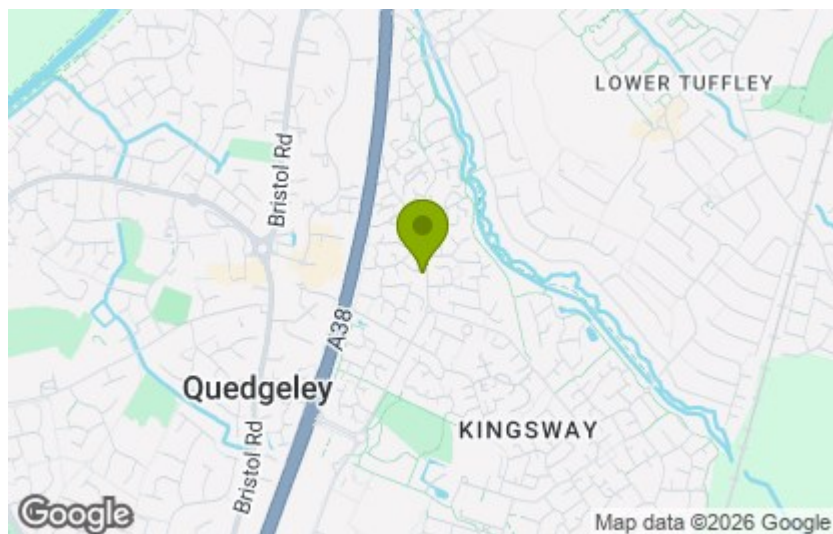
Second Floor
Approx 31 sq m / 338 sq ft

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		86
(81-91) B		
(69-80) C	75	
(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		
(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		



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