

FOR SALE



Lanham Gardens, Quedgeley, Gloucester

3 Bedrooms, 1 Bathroom, Terraced Home with Parking

Asking Price Of £225,000


MARTIN&CO



- Family Home
- EPC C, Ctax B
- 3 Bedrooms
- Kitchen
- Family Bathroom
- Lounge/diner
- Gas Central Heating

DESCRIPTION

3 Bedroom family home in this ever popular area, hallway, fitted kitchen, lounge/diner with door to the garden, 2 double bedrooms and 1 single, bathroom, double glazing and gas central heating, garden and parking for 2 cars, CTax B, EPC - C Chain free - contact Martin & Co for viewings

HALLWAY

enter via the front door in to the hall, stair to the first floor, door to kitchen, door to the lounge

KITCHEN

window to the front, fitted kitchen with eye and base units sink and drainer, tile splash backs, space for appliances, wall mounted modern boiler

LOUNGE/DINER

good sized room with door to the garden and window to the rear, under stairs storage

LANDING

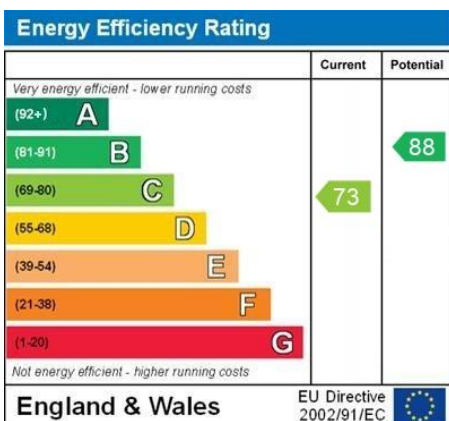
doors to all rooms, storage cupboard

BEDROOM 1

window to the rear, recess double wardrobe

BEDROOM 2

window to the front





BEDROOM 3

window to the rear

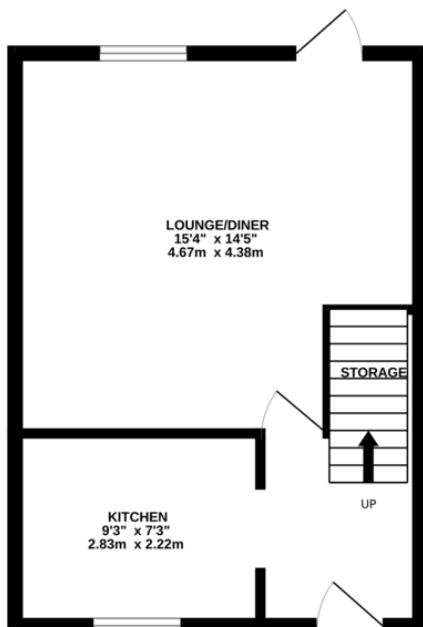
BATHROOM

window to the front, white suite comprising WC, wash basin and bath with shower over

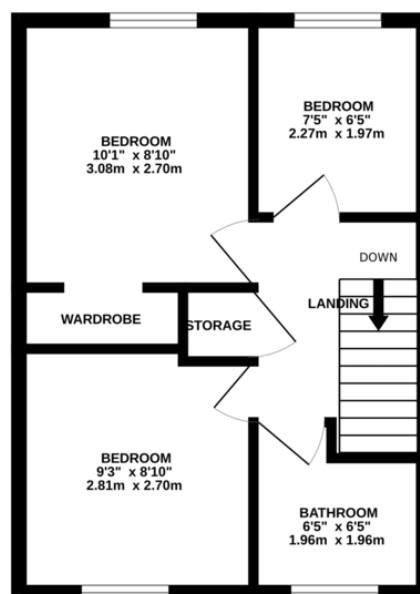
OUTSIDE

Rear garden with patio and lawn gated access to the 2 spaces of parking to the side

GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

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.
Made with Metropix ©2025

Martin & Co Gloucester

13-15 Worcester Street • Gloucester • GL1 3AJ
T: 01452 528333 • E: gloucester@martinco.com

01452 528333

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.