



## 20 Pegasus Gardens

Quedgeley, GL2 4NP

**£350,000**



Murdock & Wasley Estate Agents are pleased to present this three-bedroom detached house located in the sought-after area of Green Farm. This property is offered to the market with no onward chain, providing an excellent opportunity for prospective buyers.

The house features spacious and versatile accommodation to include a kitchen/ breakfast room, four inviting reception rooms, and a master bedroom with en-suite. The property also includes a sunny south-facing garden, a garage, and a driveway.

While it does require some modernisation, this home offers fantastic potential for a variety of buyers!



**Entrance Hall 13'11" x 6'2" (4.25 x 1.90)**

Accessed via solid wooden double glazed door, power points, radiator, coving, stairs to first floor landing. Doors lead off:

**Cloakroom 5'8" x 2'9" (1.74 x 0.84)**

Low level wc, wall mounted wash hand basin, radiator, front aspect upvc double glazed window.

**Kitchen/ Breakfast Room 16'9" x 10'1" (5.12 x 3.09)**

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, space for cooker, fridge/ freezer and dining table. Radiator, vinyl flooring, two rear aspect upvc double glazed windows and rear aspect door to garden. Opening to:

**Utility 7'10" x 4'1" (2.39 x 1.25)**

Base and wall mounted units with laminate worksurface, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for washing machine and tumble drier. Ideal Classic gas fired boiler, vinyl flooring, radiator, side aspect upvc double glazed window.

**Dining Room 10'2" x 8'9" (3.10 x 2.67)**

Power points, radiator, space for dining table, coving. French doors to the:

**Conservatory 9'8" x 9'4" (2.96 x 2.85)**

Of brick base construction with upvc double glazed windows and a polycarbonate roof. Power points, side aspect upvc double glazed French doors to garden.

**Lounge 15'2" x 10'9" (4.64 x 3.30)**

Tv point, telephone point, power points, two radiators, feature fireplace with a gas fire inset, coving, two front aspect upvc double glazed windows.

**Landing 11'0" x 6'4" (3.37 x 1.94)**

Power point, wooden door to airing cupboard housing the immersion heater, access to loft space. Doors lead off:

**Master Bedroom 11'11" x 9'8" (3.65 x 2.96)**

Tv point, power points, radiator, two sets of built in wardrobes, rear aspect upvc double glazed window. Door to:

**En-Suite 8'3" x 3'9" (2.52 x 1.16)**

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, shaver point, radiator, side aspect upvc double glazed window.

**Bedroom Two 10'4" x 8'5" (3.16 x 2.59)**

Power points, radiator, two front aspect upvc double glazed windows.

**Bedroom Three 7'6" x 7'2" (2.30 x 2.20)**

Power points, radiator, over stairs storage wardrobe, two front aspect upvc double glazed windows.

**Bathroom**

Suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc, radiator, vinyl flooring, rear aspect upvc double glazed window.

**Outside**

To the front of the property there is a tarmac driveway that provides off road parking and leads to the:

**Garage**

Accessed via up 'n' over door, power and lighting. Door to utility.

A wooden gate provides side access to the rear garden.

To the rear of the property, you'll find an enclosed south-facing garden, perfect for relaxation and entertaining. It features a flagstone patio, ideal for setting up a table and chairs for outdoor dining. Beyond the patio lies a flat lawn surrounded by mature trees and shrub borders, creating a picturesque and private outdoor space. Additional features include an outside tap, a garden shed, and security lighting for your convenience.

**Tenure**

Freehold

**Local Authority**

Gloucester City Council

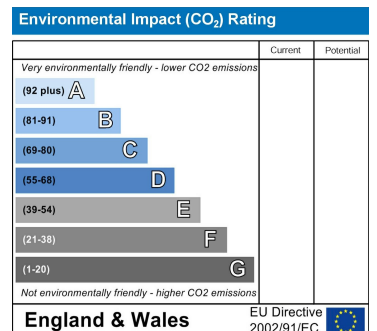
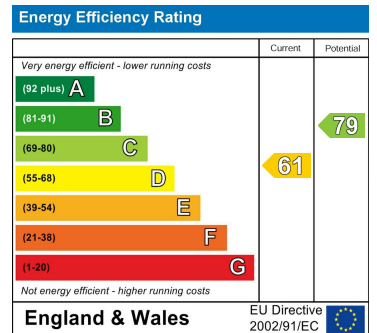
Council Tax Band: D

**Services**

Mains water, gas, electricity and drainage.

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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 of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

