



## 30 Coltishall Close

Quedgeley, Gloucester, GL2 4RQ

**£390,000**



We are delighted to welcome to the open market this well-presented four double bedroom detached family home, built by the renowned builder Charles Church. This property offers an array of living spaces on both floors, making it perfect for family living. The accommodation comprises of: Entrance hallway, cloakroom, lounge & kitchen/diner. Upstairs are four double bedrooms, en-suite & master family bathroom.

Further benefits include Upvc double glazing & gas central heating- early viewing advised.



**Entrance Hallway 17'4" x 5'10" (5.29 x 1.78)**

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, power points, stairs leading to first floor, doors to cloakroom, lounge, dining area & kitchen.

**Cloakroom 4'7" x 3'2" (1.40 x 0.99)**

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, radiator, partly tiled walls, towel rail.

**Lounge 21'8" x 11'3" (6.61 x 3.43)**

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, two radiators, power points.

**Kitchen/Diner 22'3" x 10'4" (6.79 x 3.17)**

Upvc double glazed windows to both front & rear, Upvc double glazed door to side, eye & base level units with granite work tops, sink/drain, electric oven with separate induction hob & hood, built in fridge/freezer, dishwasher & washing machine, power points, under floor heating, laminate flooring.

**First Floor Landing 9'3" x 2'11" (2.83 x 0.91)**

Access to loft via hatch, airing cupboard, doors to all rooms.

**Bedroom 1 11'6" x 11'0" (3.53 x 3.37)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

**En-Suite 5'8" x 4'1" (1.75 x 1.25)**

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls, shaver point.

**Bedroom 2 11'3" x 10'4" (3.43 x 3.17)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

**Bedroom 3 9'3" x 8'11" (2.84 x 2.74)**

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

**Bedroom 4 8'9" x 8'9" (2.67 x 2.67)**

Upvc double glazed windows to rear, radiator, power points.

**Bathroom 7'6" x 5'6" (2.29 x 1.68)**

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, shaver point, radiator.

**Rear Garden**

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band D

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

