



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			87
(81-91) B		78	
(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 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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