



## 60 Kestrel Gardens

Quedgeley, Gloucester, GL2 4NR

**£215,000**



Murdock & Wasley Estate Agents are excited to present a wonderful opportunity to purchase this two double bedroom terraced house situated in the desirable 'Green Farm' area.

This property, available with no onward chain, features an enclosed rear garden and two off-road parking spaces, making it perfect for first-time buyers or investors alike.

Given its appealing features, we expect this property to be very popular and recommend scheduling an early viewing to avoid missing out!



### Entrance Porch

Accessed via solid wooden door. Door to:

### Lounge

Tv point, telephone point, power points, radiator, stairs to first floor landing, front aspect upvc double glazed window.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for dining table, fridge/ freezer and washing machine. Potterton gas fired boiler, radiator, partly tiled walls, vinyl flooring, rear aspect upvc double glazed window and sliding aluminium double glazed doors.

### Landing

Access to loft space, power point. Doors lead off:

### Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level wc. Radiator, vinyl flooring, wooden door to airing cupboard housing the immersion heater.

### Outside

To the front of the property there are two designated off road parking spaces.

To the rear of the property there is an enclosed rear garden that comprises of a flagstone patio and flat lawn.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electricity and drainage.

### Awaiting Vendor Approval

These 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			90
(81-91) B			
(69-80) C		64	
(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	

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