



## 8 Aspen Drive

Quedgeley, Gloucester, GL2 4EN

**£230,000**



We are delighted to welcome to the open market this clean, tidy, and well-maintained semi-detached home, located in a highly desirable area of Quedgeley. This property is offered chain-free, making it a perfect option for first-time buyers or investors looking for a smooth purchase process.

The property benefits from two spacious double bedrooms, ample living space including a conservatory, and a well-kept garden, making it ideal for those seeking a comfortable, move-in-ready home. Positioned close to local amenities and transport links, this home offers both convenience and ease of living.



### Entrance

Approached via Upvc double glazed front door, directly into:

### Cloakroom

Low level wc & pedestal wash hand basin, radiator.

### Open Plan Kitchen/Lounge/Diner 23'0 x 12'7 (max) (7.01m x 3.84m (max))

Upvc double glazed windows to front & sliding doors leading through conservatory. eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, partly tiled walls, partly laid to carpet. wall mounted combination boiler, television point, radiator, storage cupboard, door to cloakroom.

### Conservatory

Upvc double glazed french doors leading to the garden, double glazed windows throughout, pvc roof.

### First Floor Landing

Access to loft via hatch, doors to both bedrooms & bathroom.

### Bedroom 1 12'7 x 8'0 (3.84m x 2.44m)

Two Upvc double glazed windows to front, radiator, power points, laminate flooring.

### Bedroom 2 12'7 x 8'5 (3.84m x 2.57m)

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

### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

### Rear Garden

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

### Tenure

Freehold.

### Local Authority

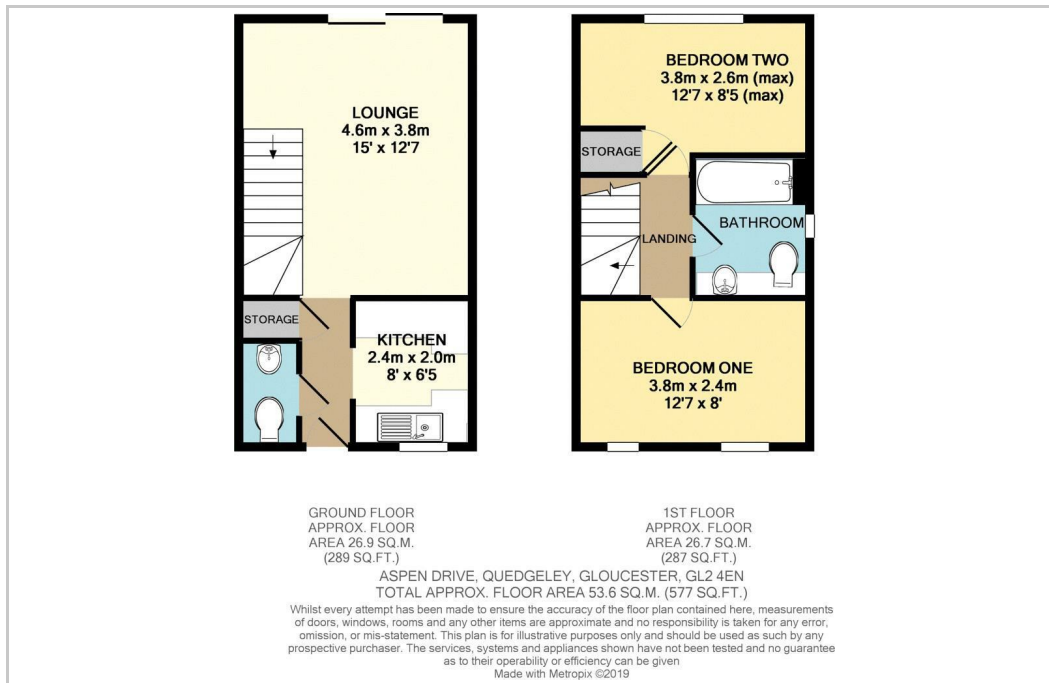
Gloucester City Council- Band B

### Services

Mains water, gas, electricity & drainage.

### Local Authority

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			91
(81-91) B			
(69-80) C		73	
(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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