



## 32c Coltishall Close

Quedgeley, Gloucester, GL2 4RQ

**£325,000**



Murdock & Wasley Estate Agents are pleased to offer to the market this well-priced and generously proportioned detached family home, situated in a quiet and popular residential area of Quedgeley. With accommodation set over three floors, this property offers fantastic space for growing families.

On the ground floor we have: Entrance hallway, lounge & open plan kitchen/diner. On the first floor are bedrooms 2,3,4 & the main family bathroom. On the top floor we have the master bedroom & en-suite.

Outside we have an enclosed garden with gated rear access which leads to the garage & rear parking.





### Entrance Hallway 7'3 x 6'7 (2.21m x 2.01m)

Approached via Upvc double glazed front door, radiator, laminate flooring, stairs leading to first floor, door to:

### Lounge 13'0 x 12'3 (3.96m x 3.73m)

Upvc double glazed windows to front, television point, radiator, power points. Under stairs storage, door through too:

### Kitchen/Diner 15'5 x 8'6 (4.70m x 2.59m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, built in fridge/freezer, plumbing for washing machine & tumble dryer, built in micro wave, partly tiled walls, recessed down lights, radiator, laminate flooring.

### First Floor Landing 13'5 x 6'4 (4.09m x 1.93m)

Airing cupboard, radiator, stairs leading to second floor landing, doors to bedrooms 2,3,4 & bathroom.

### Bedroom 2 11'1 x 8'9 (3.38m x 2.67m)

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

### Bedroom 3 8'9 x 7'9 (2.67m x 2.36m)

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

### Bedroom 4 8'5 x 7'3 (2.57m x 2.21m)

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

### Bathroom 6'3 x 5'6 (1.91m x 1.68m)

Upvc double glazed frosted window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail.

### Second Floor Landing

Storage space to side, door to:

### Bedroom 1 12'0 x 9'5 (3.66m x 2.87m)

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

### En-Suite Shower Room 8'2 x 2'6 (2.49m x 0.76m)

Shower cubicle, low level wc & vanity wash hand basin, extractor fan, recessed down lights.

### Rear Garden

An enclosed area which is partly laid to decking with steps leading to a paved area, gated side access.

### Garage

Up & over door.

### Tenure

Freehold.

### Services

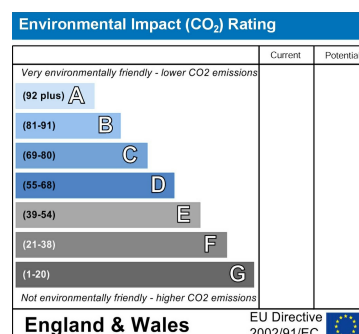
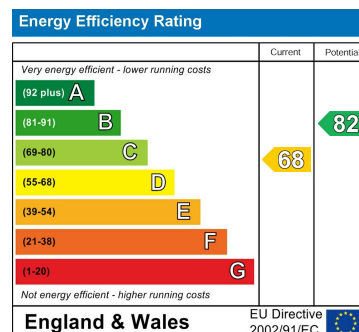
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D

### 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.



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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

