



**Rudloe Drive, Quedgeley GL2 2FY**  
**£220,000**





## Rudloe Drive, Quedgeley GL2 2FY

• Two bedroom mid terrace property • Garage and driveway • Ideal first time buyer and investment opportunity • Private and enclosed rear garden • Potential rental income of £1,000 pcm • EPC rating B82 • Gloucester City Council - Tax Band B (£1,662.93 per annum 2024/2025)



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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www.naylorpowell.com

**£220,000**

### Entrance Hallway

Hallway provides access to the kitchen, living room, downstairs w.c and stairwell leading to the first floor.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated electric oven and four ring gas hob with extractor over. Additional space for fridge and washing machine. Window to front aspect.

### Living / Dining Room

Generously sized living room boasts convenient space for a dining area with understairs storage cupboard and French doors to the back garden.

### WC

White suite cloakroom comprising of wash hand basin and WC.

### Landing

Landing provides access to both bedrooms, family bathroom and to the loft above.

### Master Bedroom

Double bedroom with window to rear aspect overlooking the back garden.

### Second Bedroom

Double bedroom with built-in storage cupboard and window to front aspect.

### Bathroom

Stylish tiled bathroom suite comprising WC, wash hand basin and bath with shower over.

### Outside

The rear garden offers a combination of lawned and patio areas accompanied by flower beds. Rear gate provides access to the driveway and garage.

### Garage

Up and over door granting vehicular access.

### Location

Rudloe Drive is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education as well as many other amenities. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

### Material Information

Tenure: House - Freehold. Garage - Leasehold.

999 year lease starting 2011 for the garage.

Annual service charge of £240.97 paid to Crabtree.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,662.93 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

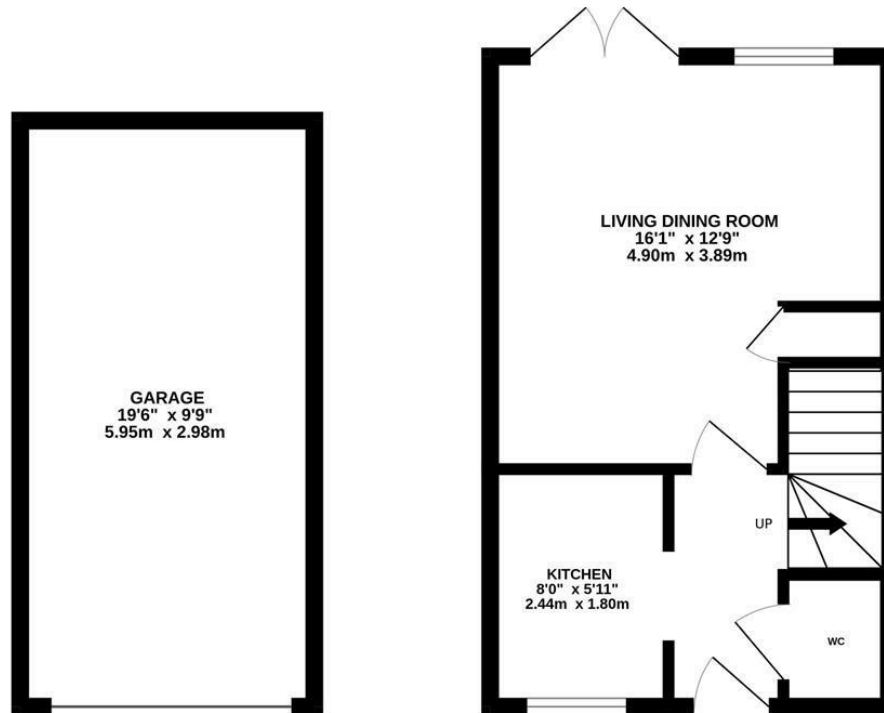
Broadband speed: Standard 8 Mbps, Superfast 50 Mbps,

Ultrafast 1000 Mbps

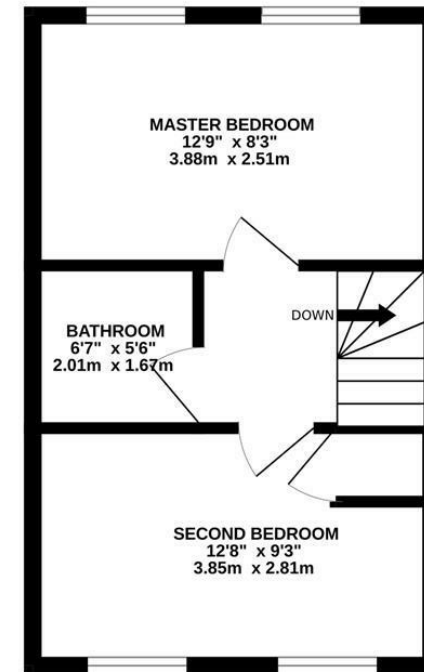
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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