



Harvest Way, Quedgeley GL2 4YU
£270,000



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• No onward chain • Three bedroom semi-detached home • Situated in the popular suburb of Quedgeley • Ample off road parking and garage • Potential rental income of £1,250 pcm • EPC rating D64 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£270,000



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

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Entrance Hall

spacious entrance hall providing an ideal space for coats, shoes and such like.

Living Dining Room

Generously sized living dining room with sliding doors to outside and stairs to the first floor.

Kitchen

Galley style kitchen offering ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring electric hob. Additional space for fridge freezer and plumbing for washing machine. Door to outside.

Master Bedroom

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

Second Bedroom

Double bedroom with window to the front aspect.

Third Bedroom

Window to rear aspect overlooking the back garden.

Bathroom

White suite comprising WC, wash hand basin and bath with shower over. Frosted window.

Garage

Up and over door granting vehicular access. Power and lighting.

Outside

To the front, the generously sized driveway provides

parking for multiple vehicles. Accessed via the side gate, the back garden offers a low maintenance area being a combination of patio and pebbled spaces alongside a garden shed.

Location

Established and highly sought after, Quedgeley offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike. The property is also just a 2 minute walk from the Elmore Lane Bridge that gives access to the Gloucester & Sharpness Canal walking and cycling routes (see photograph) that in one direction can take you into the heart of Gloucester. A further 2 minutes walk will take you to the countryside and riverside walks along the Severn Way public footpath. A children's play park, nature reserve and community orchard are all just 5 minutes from the house.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

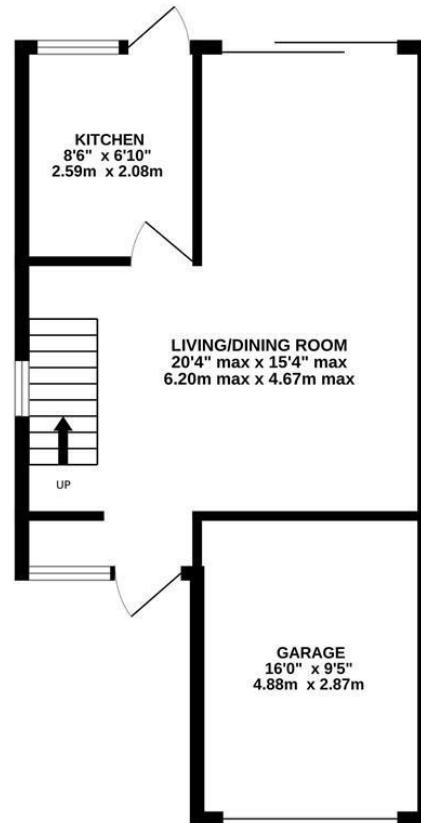
Heating: Gas central heating.

Broadband speed: Basic 14 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps download speed.

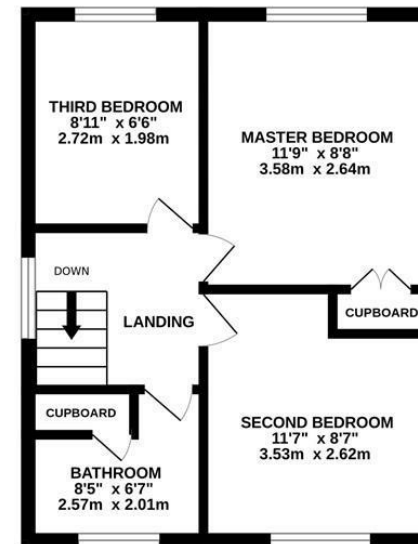
Mobile phone coverage: EE, Three, O2, Vodafone.



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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