

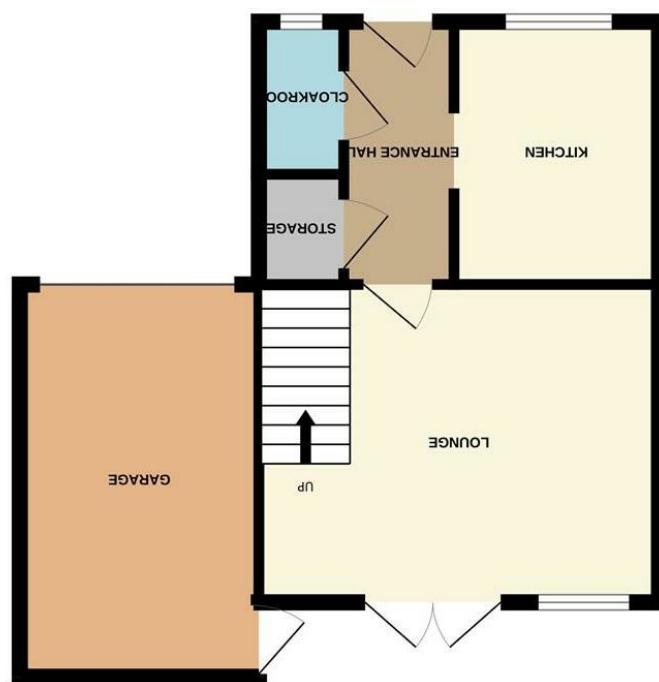
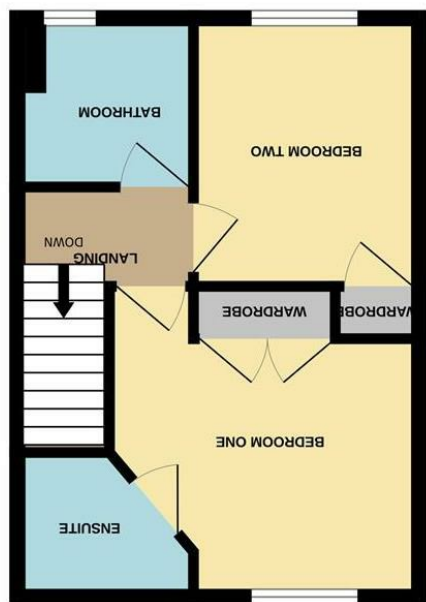
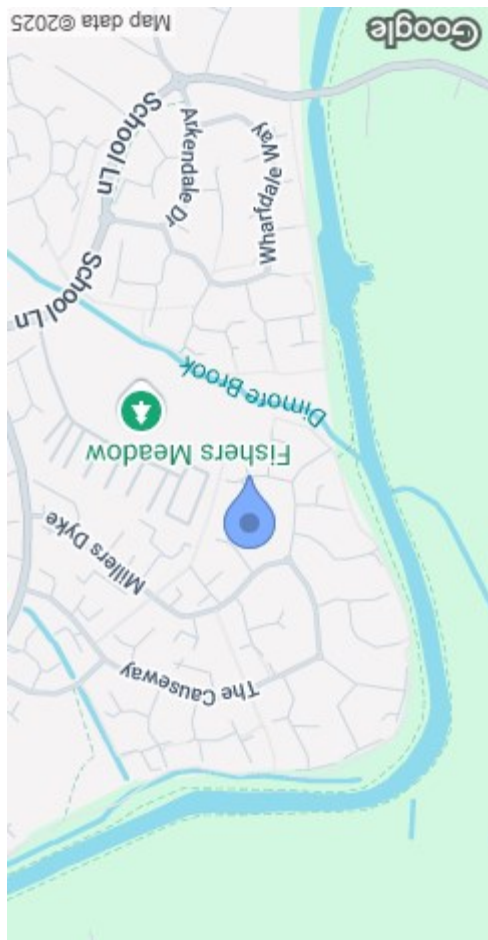


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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-95



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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14 Spoonbill Close  
 Quedgeley, Gloucester GL2 4LB

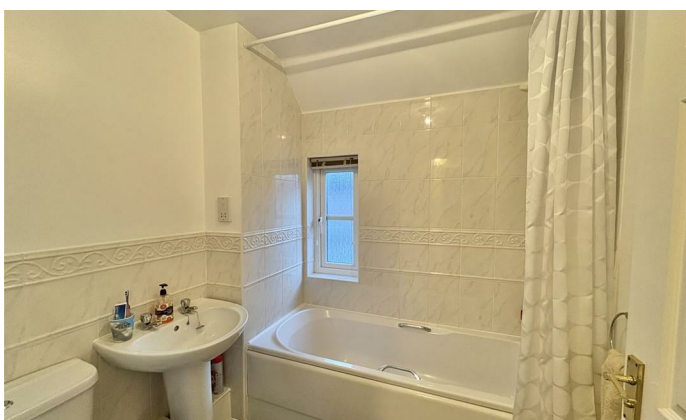
**£245,000**

A modern well presented two bedroom semi detached property situated in this quiet cul-de-sac location and is offered with no onward chain.

The accommodation comprises entrance hall, cloakroom, kitchen, lounge/diner whilst to the first floor two double bedrooms the master having an en-suite shower room and family bathroom.

Additional benefits include gas fired central heating with a new boiler which was fitted in April 2024, upvc double glazing throughout, excellent decorative order, fully fitted kitchen, spacious lounge/diner, enclosed rear garden, ample off road parking and an attached garage.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff. The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.



Door leads into:

**ENTRANCE HALL**

Storage cupboard.

**KITCHEN**

9'6" x 7'2" (2.9m x 2.2m)

A range of base, drawer and wall mounted units, worktops, built in electric oven, four burner gas hob and extractor hood, stainless steel sink and drainer unit with mixer tap over, space and plumbing for automatic washing machine, cupboard housing the Logic combination boiler (fitted in April 2024), upvc double glazed window to front elevation.

**CLOAKROOM**

A modern white suite comprising close coupled w.c., wall mounted wash hand basin with a tiled splashback and vanity unit below, radiator, tiled splashbacks, upvc double glazed opaque window to front aspect.

**LOUNGE**

14'9" x 11'5" (4.5m x 3.5m)

Radiator, power points, stairs leading off with storage area beneath, upvc double glazed window overlooking the rear garden, upvc double glazed French doors overlooking the rear garden.

From the lounge stairs lead to the first floor.

**LANDING**

Various doors leading off.

**BEDROOM 1**

11'1" x 9'2" (3.4m x 2.8m)

Fitted wardrobe with double doors, hanging rail and shelving, radiator, power points, upvc double glazed window to rear aspect, door through to:

**EN-SUITE SHOWER ROOM**

White suite comprising close coupled w.c., pedestal wash hand basin with tiled splashbacks, fully tiled shower cubicle, radiator mirror fronted wall mounted medicine cabinet.

**BEDROOM 2**

9'6" x 8'2" (2.9m x 2.5m)

Radiator, power points, storage cupboard with shelving, upvc double glazed window to front aspect.

**BATHROOM**

Modern white suite comprising panelled bath with a Mira shower over, pedestal wash hand basin, close coupled w.c., tiled splashbacks, part tiled walls, radiator, upvc double glazed opaque window to front aspect.

**OUTSIDE**

To the front a pathway leads to the front door and there is a tarmac driveway providing off road parking which in turn leads to an:

**ATTACHED GARAGE**

Up and over door to front elevation, power, lighting, personal access door to rear elevation.

The gardens to the rear are predominantly laid to lawn and are enclosed by a combination of timber panel fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: B  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**TENURE**

Freehold.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Bristol Road at the roundabout turn onto Severn Vale Drive and proceed along here turning onto Millers Dyke. At the mini roundabout turn left onto The Causeway and proceed along here where Spoonbill can be found on the left hand side. Proceed along here to the very end of the cul-de-sac where no 14 can be found on the right hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

