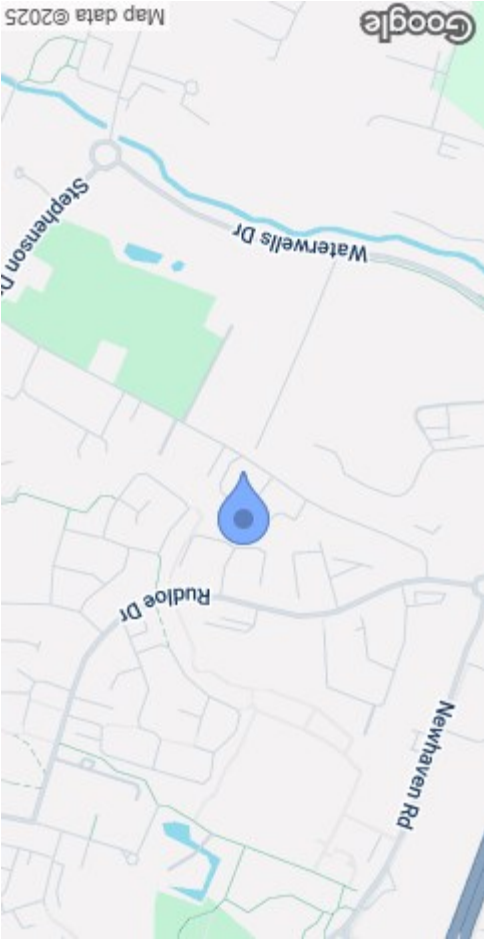


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	7A
Environmental Impact (CO <sub>2</sub> ) Rating	86
EU Directive 2002/91/EC	
Very energy efficient - low running costs	A
Good energy efficient - low running costs	B
Decent energy efficiency - low running costs	C
Below average energy efficiency - high running costs	D
Poor energy efficiency - high running costs	E
Very poor energy efficiency - very high running costs	F
Extremely poor energy efficiency - very high running costs	G

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While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Rooms or the statement. This plan is for reference 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 is given as to their operation or efficiency until the given.



52 Naas Lane  
Quedgeley, Gloucester GL2 2SA



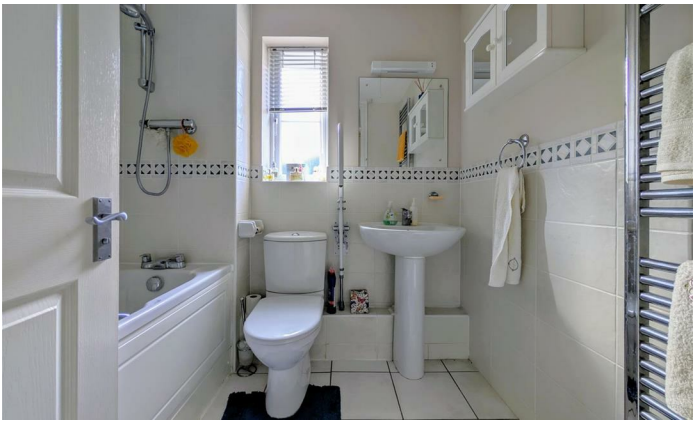
£375,000

Chain free rarely available two double bedroom detached bungalow with a 19ft kitchen/diner, an en-suite shower room and a single garage situated on a level plot in a popular convenient location.

Accommodation comprises hallway, 18ft lounge with a fireplace, 19ft fitted kitchen/diner with French doors onto the patio, bedroom one with its en-suite shower room, bedroom two with a bay window and the bathroom with a white suite.

Outside of the property you have a level low maintenance plot and a driveway leading up to the single garage with an electric up and over door.

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.



Double glazed front door with leaded light leads into:

**ENTRANCE HALLWAY**

Tiled floor, single radiator, coved ceiling, downlighters, access to loft space, airing cupboard housing the hot water cylinder, double doors into:

**LOUNGE**

18'4 x 13'3 max (5.59m x 4.04m max)

Fireplace housing a coal effect gas fire, coved ceiling, wall lights, tv point, telephone point, double radiator, upvc double glazed windows to front and side elevations.

**KITCHEN/DINER**

19'5 x 9'8 max (5.92m x 2.95m max)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric double oven, five burner gas hob and extractor hood, plumbing for automatic washing machine, built in fridge/freezer, built in dishwasher, breakfast bar, built in pantry cupboard with shelving, double radiator, telephone point, space for table and chairs, cupboard housing the one year old gas fired central heating boiler, upvc double glazed window and French doors to rear elevation onto the patio.

**BEDROOM 1**

17'6 x 10'7 max (5.33m x 3.23m max)

Built in wardrobes, single radiator, tv point, upvc double glazed window to rear elevation overlooking the rear garden, through to:

**EN-SUITE SHOWER ROOM**

9' x 5'1 max (2.74m x 1.55m max)

Shower enclosure and unit, low level w.c., pedestal wash hand basin with a mixer tap, chrome heated towel rail, partially tiled walls, tiled floor, downlighters, extractor fan, shaver point and light, upvc double glazed window to rear elevation.

**BEDROOM 2**

12'8 x 11'7 max (3.86m x 3.53m max)

Built in wardrobes, single radiator, upvc double glazed bay window to front elevation.

**BATHROOM**

7' x 6'2 (2.13m x 1.88m)

White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, tiled floor, chrome heated towel rail, shaver point and light, downlighters, extractor fan, upvc double glazed window to front elevation.

**OUTSIDE**

To the front there is a low maintenance paved and gravelled garden with wrought iron fencing surround.

To the side there is a paved pathway leading via a wooden built gate into the low maintenance enclosed rear garden which is laid to gravel and paving stones with a wooden built garden shed, brick walling and fencing surround and access to off road parking which leads to a:

**SINGLE DETACHED GARAGE**

17' x 8'2 (5.18m x 2.49m )

Electric up and over door to front elevation, power, lighting, personal access door to side elevation

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**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.

**LOCAL AUTHORITY**

Council Tax Band: D  
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 turn left where signposted into Naas Lane and proceed along here bearing right where the property can be located on the left 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).

