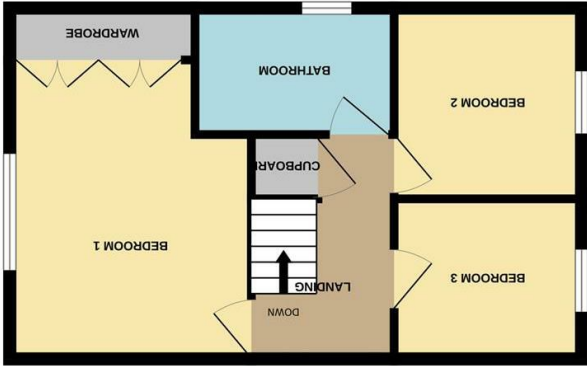
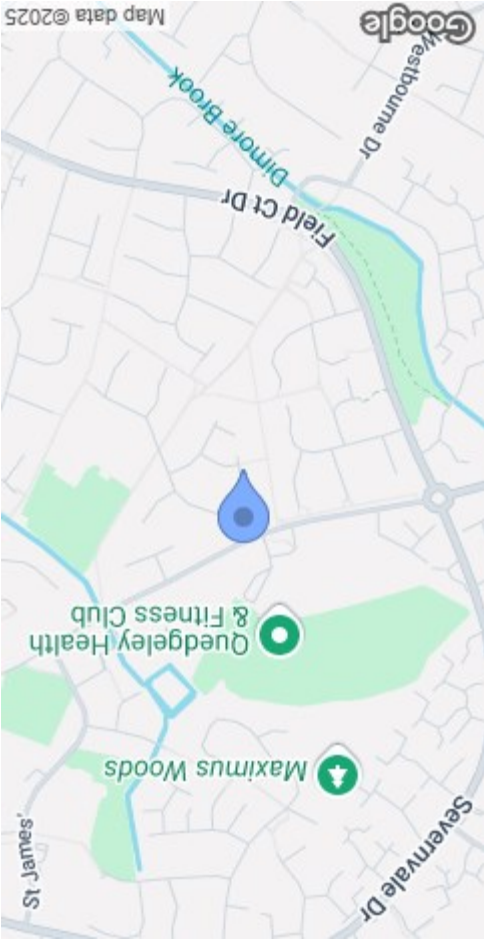
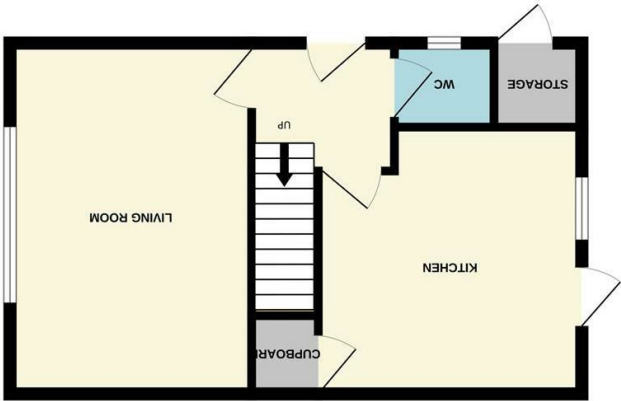


MISREPRESENTATION DISCLAIMER  
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating		Current	Future
EU Directive 2002/91/EC			
Very energy efficient - low energy code		A	A
(93-100)			
B			
(81-92)			
C			
(69-80)			
D			
(55-68)			
E			
(39-54)			
F			
(29-38)			
G			
(1-28)			
Not energy efficient - high energy code			
EU Directive 2002/91/EC			
Very energy efficient - low energy code		A	A
(93-100)			
B			
(81-92)			
C			
(69-80)			
D			
(55-68)			
E			
(39-54)			
F			
(29-38)			
G			
(1-28)			
Not energy efficient - high energy code			



1ST FLOOR  
404 sq. ft. (37.5 sq.m.) approx.



GROUND FLOOR  
404 sq. ft. (37.5 sq.m.) approx.

TOTAL FLOOR AREA: 807 sq. ft. (75.0 sq.m.) approx.  
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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£275,000

Very well presented three bedroom semi detached family home with a single garage and a pleasant enclosed 46ft rear garden situated in a popular convenient location.

Accommodation comprises entrance hallway, w.c, lounge, fitted kitchen/diner with a door onto the patio, bedroom one with fitted wardrobes, bedroom two, bedroom three and the bathroom with a modern white suite.

Outside you have a front garden that is laid to lawn and a pathway leading down the side via a wooden built gate to the enclosed 46ft rear garden with patios, lawn and access to the single 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.



Upvc double glazed side entrance door leads into:

**ENTRANCE HALLWAY**

Double radiator, stairs leading off, coved ceiling.

**W.C.**

5'1 x 3'5 (1.55m x 1.04m)

Low level w.c., wash hand basin with a tiled splashback, coved ceiling, upvc double glazed window to side elevation.

**LOUNGE**

15'9 x 10'9 (4.80m x 3.28m)

Single radiator, coved ceiling, tv point, upvc double glazed window to front elevation overlooking the front garden and surrounding area.

**KITCHEN/DINER**

12' x 11'9 max (3.66m x 3.58m max)

Beech effect fronted base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit with a mixer tap, plumbing for automatic washing machine, electric cooker point, space for fridge/freezer, double radiator, understairs storage cupboard, space for table and chairs, coved ceiling, extractor fan, upvc double glazed window and door to rear elevation onto the patio.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Access to partially boarded loft space via a pull down ladder, cupboard housing the gas fired combination boiler.

**BEDROOM 1**

13'8 x 11' max (4.17m x 3.35m max)

Built in wardrobes, picture rail, tv point, double radiator, upvc double glazed window to front elevation overlooking the surrounding area.

**BEDROOM 2**

8'8 x 8'4 (2.64m x 2.54m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

**BEDROOM 3**

8'8 x 7'2 (2.64m x 2.18m)

Single radiator, upvc double glazed window to rear elevation.

**BATHROOM**

7'6 x 5'4 (2.29m x 1.63m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, shaver point, extractor fan, single radiator, two upvc double glazed windows to side elevation.

**OUTSIDE**

To the front there is a garden which is laid to lawn with a pathway leading to the front door and around to the side.

A wooden built gate leads along the side where there is a paved garden area and access to the built in storage. To the rear there is an enclosed garden which measures 46ft max in length which is laid to lawn with two paved patios, a pathway leads to a personal access gate at the rear all surrounded by panelled fencing. There is also a:

**GARAGE**

18'8 x 9' (5.69m x 2.74m )

Up and over door to front elevation, partially glazed door to side elevation, window to rear elevation, power and lighting.

**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: 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 proceed along Fieldcourt Drive turning where signposted into School Lane then right again into Courtfield Road where the property can be located.

**PROPERTY SURVEYS**

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

