



Griffon Close, Quedgeley, Gloucester

Freehold

Offers In Excess Of £275,000

**6 Griffon Close, Quedgeley, Gloucester,
Gloucestershire, GL2 4NQ**

Offers In Excess Of £275,000

Freehold. Council Tax Band C



3 Bedrooms



1 Bathrooms



2 Receptions

Features

- *Gas Central Heating
- * Cloakroom
- *Private Enclosed Rear Garden
- *Single Garage & Parking
- *Upvc Double Glazing
- * Kitchen/Diner
- *Sought After Location
- * Energy Rating C

Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

Well Presented Three Bedroom End-Terraced Home Located on a quiet cul-de-sac in the ever popular Green Farm development of Quedgeley!

The accommodation comprises of; entrance hall, cloakroom, living room, kitchen/diner & sunroom!

On the top floor we have; Three good sized bedrooms and family bathroom.

Further benefits include; Gas central heating, upvc double glazing, enclosed private rear garden and a single garage & parking!

Call us today to arrange your viewing on 01452 543200!

Hallway 10' 9" x 3' 6" (3.27m x 1.07m)

Living Room 15' 1" x 14' 10" (4.59m x 4.52m)

WC 5' 4" x 2' 1" (1.62m x 0.63m)

Kitchen/Diner 14' 9" x 10' 1" (4.49m x 3.07m)

Landing 10' 5" x 6' 3" (3.17m x 1.90m)

Bedroom 1 12' 1" x 8' 2" (3.68m x 2.49m)

Bedroom 2 11' 1" x 8' 7" (3.38m x 2.61m)

Bedroom 3 9' 1" x 6' 6" (2.77m x 1.98m)

Bathroom 6' 1" x 5' 7" (1.85m x 1.70m)

Single Garage 16' 11" x 8' 4" (5.15m x 2.54m)

Sunroom 14' 8" x 8' 0" (4.47m x 2.44m)

Rear Garden

Additional Information

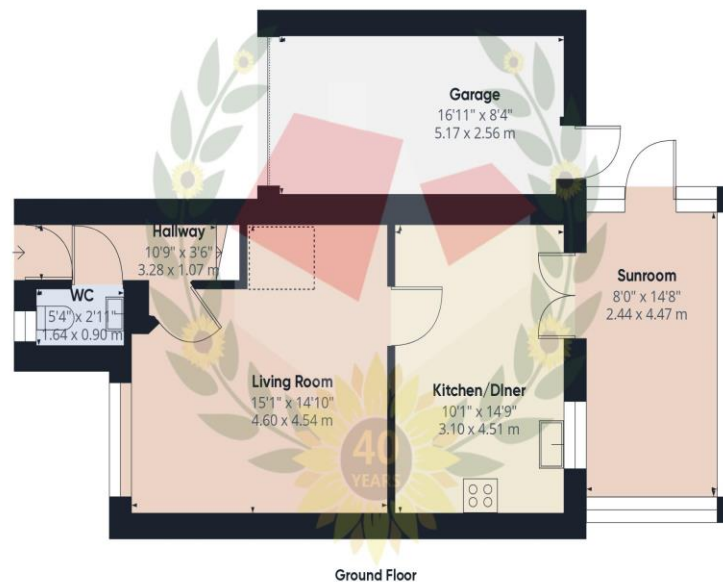
Additional Information provided by vendor:

Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to premises







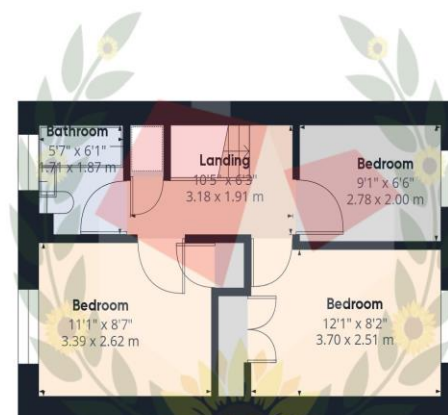


Approximate total area⁽¹⁾

1025.97 ft²
95.32 m²

Reduced headroom

11.91 ft²
1.11 m²



FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

