



Yew Tree Close, Quedgeley, Gloucester

Freehold

Offers In Excess Of £350,000

**5 Yew Tree Close, Quedgeley,
Gloucester, Gloucestershire, GL2 4NG**

OIEO £350,00

Freehold. Council Tax Band C



4 Bedrooms



2 Bathrooms



2 Receptions

Features

- *Upvc Double Glazing
- * Set Over Three Floors
- *Gas Central Heating
- *Two Off Road Parking Spaces
- *Kitchen/Diner
- * En-Suite To Bedroom One
- *Integrated Kitchen Appliances
- * Energy Rating C

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The Property

Exceptional Four Bedroom Three Story Semi-Detached Home Located In Yew Tree Close, Quedgeley Offered To The Market With No Onward Chain!

This property is located in a unique development of just ten houses tucked away off Bristol Road, Quedgeley and must be seen to be truly appreciated for it's size and versatility!

The accommodation on the ground floor; Entrance porch, entrance hall, cloakroom, living room & large kitchen/diner. On the first floor we have; Three bedrooms & family bathroom.

On the top floor is; One large double bedroom with walk-in-wardrobe & en-suite.

Further benefits include; Gas central heating, upvc double glazing, off road parking for two cars & integrated kitchen appliances!

Call us today to arrange your viewing on 01452 543200!

- Entrance Porch** 6' 4" x 4' 4" (1.93m x 1.32m)
- Entrance Hall** 14' 11" x 3' 8" (4.54m x 1.12m)
- Cloakroom** 6' 4" x 2' 9" (1.93m x 0.84m)
- Living Room** 17' 9" x 9' 7" (5.41m x 2.92m)
- Kitchen/Diner** 16' 4" x 11' 6" (4.97m x 3.50m)
- First Floor Landing** 12' 10" x 3' 6" (3.91m x 1.07m)
- Bedroom 4** 6' 8" x 6' 5" (2.03m x 1.95m)
- Bedroom 3** 11' 6" x 9' 7" (3.50m x 2.92m)
- Bedroom 2** 15' 4" x 9' 6" (4.67m x 2.89m)
- Family Bathroom** 7' 11" x 5' 7" (2.41m x 1.70m)
- Second Floor Landing** 3' 8" x 2' 10" (1.12m x 0.86m)
- Bedroom 1** 20' 9" x 9' 5" (6.32m x 2.87m)
- En-suite** 7' 8" x 3' 8" (2.34m x 1.12m)
- Rear Garden**
- Two Parking Spaces**

Additional Information provided by vendor:

Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to premises







FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE



Approximate total area⁽¹⁾
 1159.81 ft²
 107.75 m²

Reduced headroom
 35.2 ft²
 3.27 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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