



MICHAEL TUCK
ESTATE & LETTING AGENTS

3 Old Elmore Lane, Quedgeley

Gloucester

In Excess of **£455,000**

3 Old Elmore Lane

Quedgeley, Gloucester

RARE THREE BEDROOM DETACHED BUNGALOW WITH HUGE POTENTIAL LOCATED DOWN ON OLD ELMORE LANE, QUEDGELEY WITH NO ONWARD CHAIN!

This property is perfectly positioned within walking distance to the canal and cycle path which will lead you to areas which will lead you to either Gloucester's Historic Docks or more rural areas like Frampton, Saul, Elmore & Whitminster as well as being within a 15 minute walk to local amenities like doctors surgeries and supermarkets!!

The accommodation comprises of; Entrance porch, entrance hall, living room, inner hallway, three LARGE DOUBLE bedrooms, shower room, kitchen & utility area!

Call us TODAY to arrange your viewing on 01452 543200!

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Gas Central Heating
- No Onward Chain
- Large Private Rear Garden
- Rare Opportunity
- Garage & Driveway
- En-Suite Wet Room Off Bedroom One
- Huge Potential
- Energy Rating D



Entry

Dimensions: 5' 11" x 3' 0" (1.80m x 0.91m).

Entrance Hall

Dimensions: 9' 6" x 6' 0" (2.89m x 1.83m).

Living Room

Dimensions: 16' 7" x 16' 5" (5.05m x 5.00m).

Inner Hallway

Dimensions: 13' 10" x 4' 5" (4.21m x 1.35m).

Bedroom One

Dimensions: 16' 8" x 9' 9" (5.08m x 2.97m).

Wet Room

Dimensions: 9' 1" x 6' 1" (2.77m x 1.85m).

Bedroom Two

Dimensions: 13' 9" x 12' 10" (4.19m x 3.91m).

Bedroom Three

Dimensions: 11' 10" x 10' 0" (3.60m x 3.05m).

Study

Dimensions: 11' 4" x 9' 1" (3.45m x 2.77m).

Kitchen

Dimensions: 12' 2" x 9' 10" (3.71m x 2.99m).

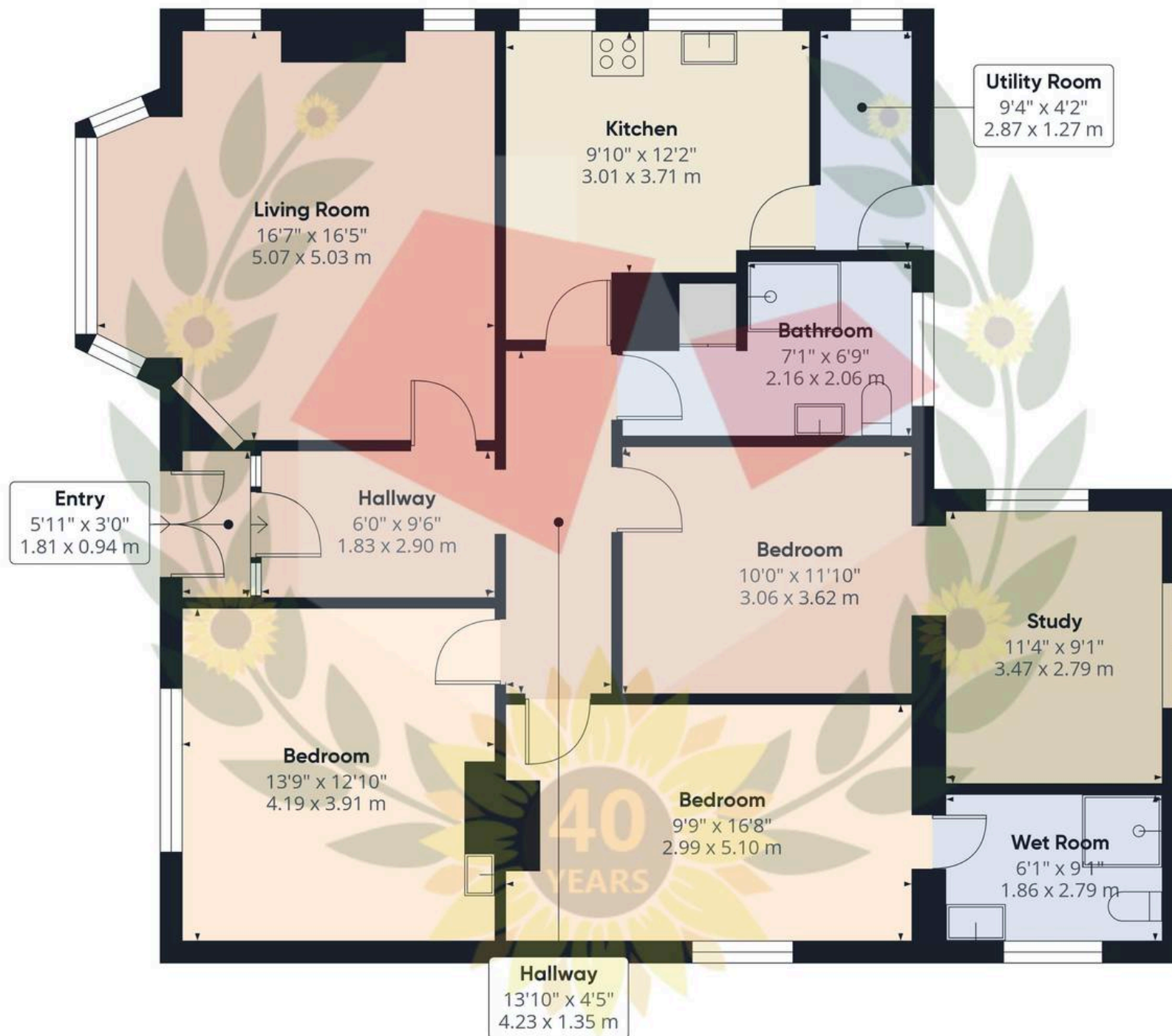
Utility Room

Dimensions: 9' 4" x 4' 2" (2.84m x 1.27m).

Rear Garden**Garage & Parking****Additional Information**

Additional Information provided by vendor: Utilities •
Electricity – mains • Gas – mains • Water – mains •
Sewerage – mains • Broadband – copper wire





Approximate total area⁽¹⁾

1250.99 ft²

116.22 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



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