



10 Matlaske Way Kingsway, Quedgeley

Gloucester

Guide Price **£285,000**

10 Matlaske Way Kingsway

Quedgeley, Gloucester

Three bedroom semi-detached home located Within Matlaske Way, Kingsway offered to the market with no onward chain.

The accommodation on the ground floor; Entrance hall, cloakroom, kitchen & living/dining room.

On the first floor we have; Two good sized bedrooms & family bathroom.

On the top floor we have; One large double bedroom and en-suite.

Further benefits include; Gas central heating, upvc double glazing, single garage & parking for one car and an enclosed private rear garden.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1350pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Three Good Sized Bedrooms
- En-Suite To Bedroom One
- Living/Dining Room & Kitchen
- Downstairs WC
- UPVC Double Glazing
- Gas Central Heating
- Single Garage & Off Road Parking
- Energy Rating B



Hallway

14' 10" x 7' 0" (4.52m x 2.13m)

Kitchen

11' 3" x 8' 5" (3.44m x 2.57m)

WC

5' 11" x 3' 5" (1.80m x 1.03m)

Living/Dining Room

15' 7" x 12' 1" (4.75m x 3.69m)

Landing

11' 2" x 3' 9" (3.41m x 1.15m)

Bedroom Two

15' 8" x 10' 11" (4.78m x 3.34m)

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.56m)

Bathroom

8' 5" x 5' 7" (2.57m x 1.71m)

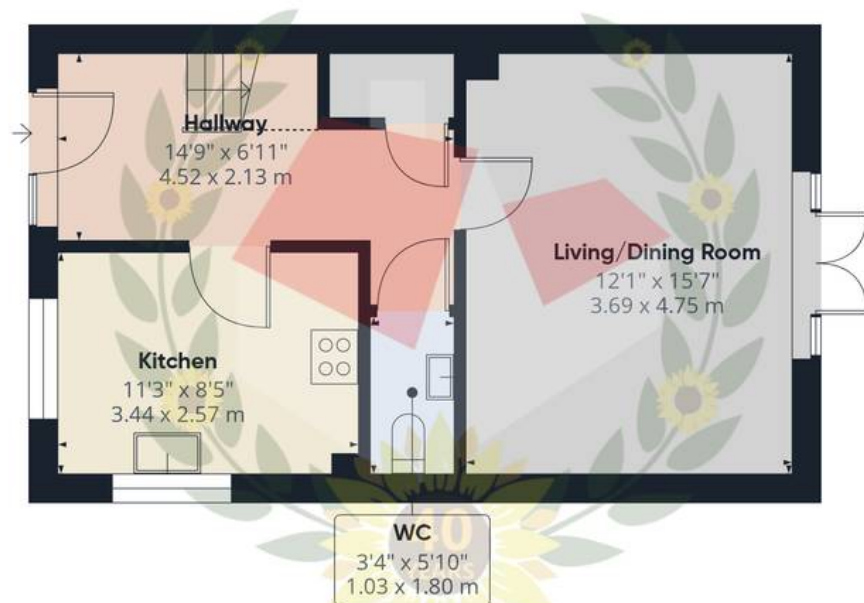
Bedroom One

20' 3" x 10' 8" (6.18m x 3.25m)

En- Suite

7' 5" x 4' 8" (2.26m x 1.42m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1088 ft²

101.2 m²

Reduced headroom

53 ft²

4.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 2



Michael Tuck Quedgeley

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