



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



 **22 Fersfield Gardens Kingsway, Quedgeley**

Gloucester

In Excess of £280,000

# 22 Fersfield Gardens Kingsway

Quedgeley, Gloucester

Immaculately Presented Three Bedroom Semi-Detached Home With A Generously Sized Rear Garden Tucked Away In A Small Close Within Fersfield Gardens, Kingsway. Further benefits include; Gas central heating, upvc double glazing, a private re-landscaped rear garden, integrated washing machine, fridge/freezer, dishwasher, oven & hob, single garage with parking to front! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1350 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

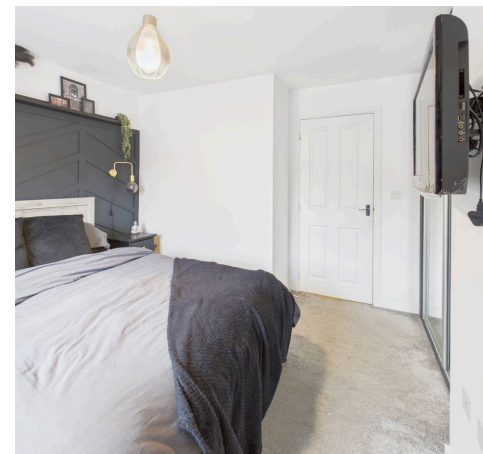
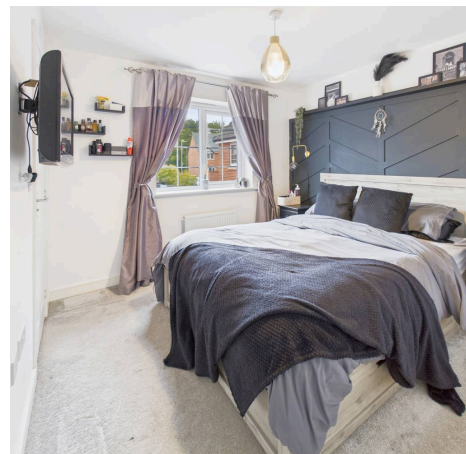
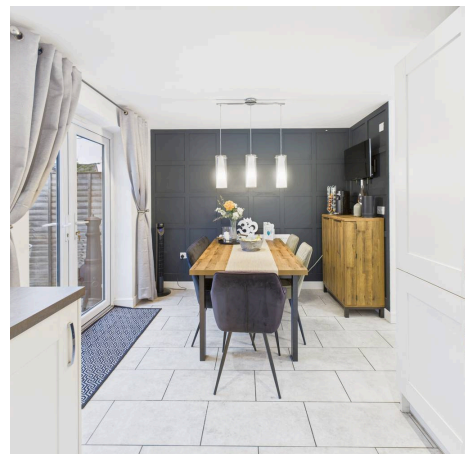
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Single Garage With Power & Lighting
- Ideal First Buy
- Quiet Location
- Generously Sized Rear Garden & Patio
- Recently Re-Decorated Throughout
- En-Suite To Bedroom One
- Kitchen/Diner With Some Integrated Appliances
- Downstairs W.C
- Energy Rating TBC



### Entrance Hall

### Living Room

14' 0" x 12' 2" (4.26m x 3.70m)

### W.C

### Kitchen/Diner

15' 10" x 9' 4" (4.83m x 2.85m)

### Bedroom One

9' 10" x 9' 3" (3.00m x 2.81m)

### En-Suite

### Bedroom Two

10' 9" x 8' 8" (3.28m x 2.65m)

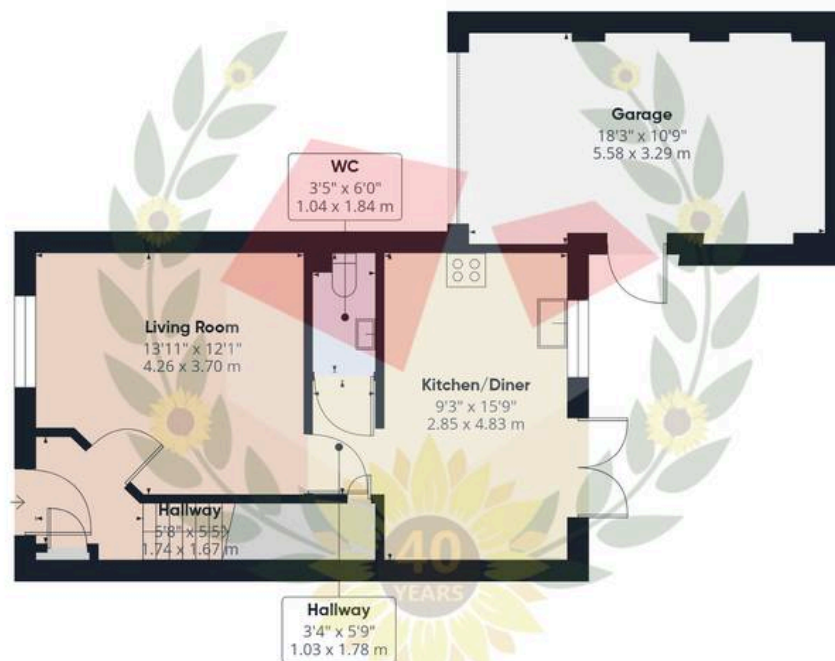
### Bedroom Three

11' 6" x 6' 7" (3.51m x 2.01m)

### Bathroom

6' 8" x 5' 7" (2.03m x 1.71m)



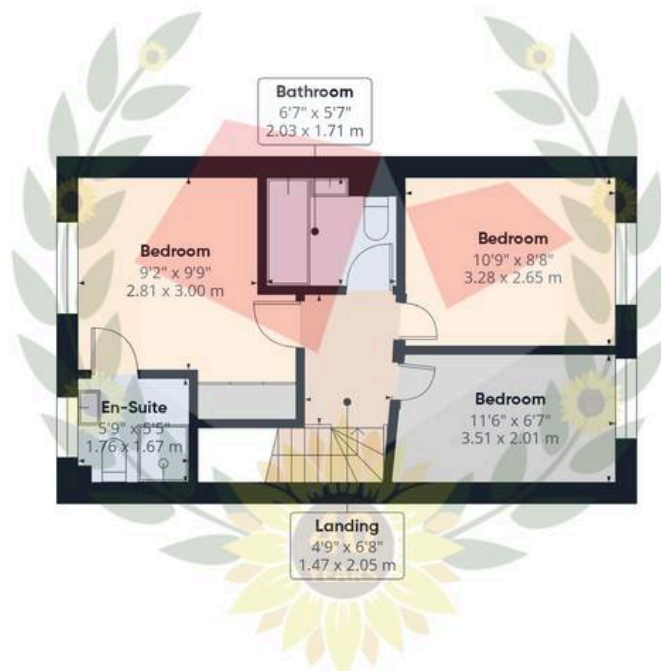


**Ground Floor**

**Approximate total area<sup>(1)</sup>**

983 ft<sup>2</sup>

91.4 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

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

**GIRAFFE360**



## Michael Tuck Quedgeley

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