



MICHAEL TUCK

The Agent with 5 star customer service



Coltishall Close, Quedgeley, Gloucester, GL2 4RQ

2 Bedroom Detached Coach House

£175,000

Upvc Double Glazing
Two Double Bedrooms
Open Plan
En Suite To Master

Ideal Starter Home
Garage & Driveway
Enclosed Garden Area
Energy Rating D

01452 543200

Michael Tuck Quedgeley

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

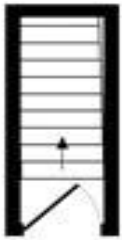
www.michaeltuck.co.uk

Quedgeley

Sales 01452 543200

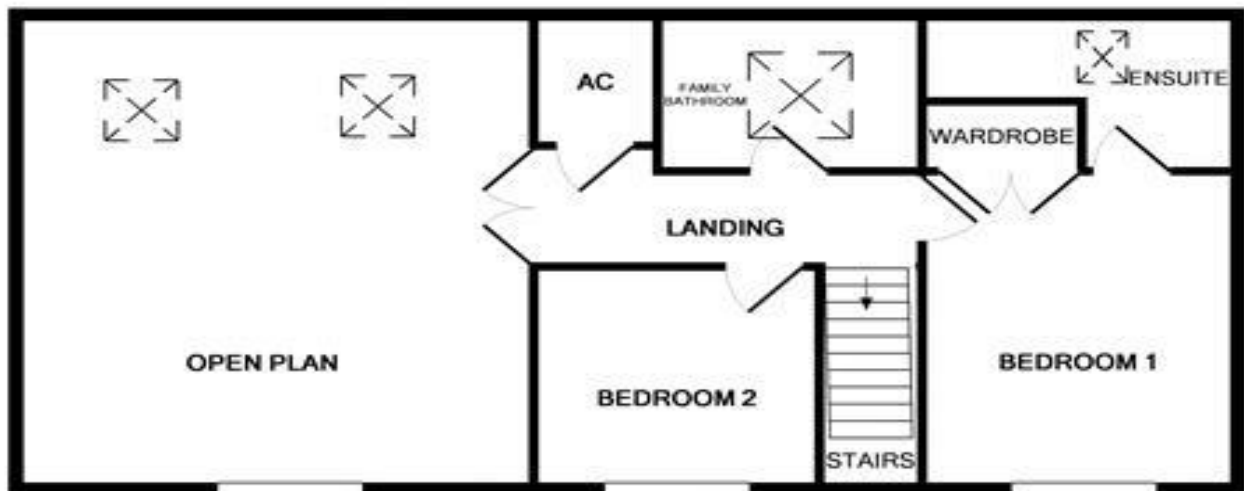
Lettings 01452 541561





ENTRANCE FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR

Entrance

Stairs to the first floor.

Landing

Radiator. Doors to all rooms and storage cupboard. Loft hatch

Open Plan 18' 4" x 16' 7" (5.58m x 5.05m)

UPVC double glazed window to the front with 2x Velux windows to the rear. 2x radiator. Partially tiled walls. A range of eye and base level storage units with rolled edge worktop surfaces over. Stainless steel one and a half bowl and

single drainer sink unit, gas hob, electric oven, splash back and extractor hood. Plumbing for the washing machine. Further appliance space. Down lighter. Fan/light fixture.

Bedroom 1 12' 2" x 10' 0" (3.71m x 3.05m)

UPVC double glazed window to the front. Radiator. Fan/light fixture. Built in wardrobes. Door to the en-suite.

En-suite

Velux window. Radiator. Partially tiled walls. Tile and glass door enclosed shower cubicle with mains shower over. Low level W.C. Pedestal wash hand basin with mixer tap over. Extractor fan. Shaver point. Down lights.

Bedroom 2 9' 1" x 8' 8" (2.77m x 2.64m)

UPVC double glazed window to the front. Radiator.

Family Bathroom

Velux window to the rear. Radiator. Partially tiled walls. Paneled bath with mixer tap over. Low level W.C. Pedestal wash hand basin with mixer tap over. Extractor fan. Shaver point. Down lights.

Garage

Up & over doors with power & lighting, under stairs storage cupboard, parking to front.

Rear Garden

Laid to patio.

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Selling?

Call us for a free no obligation valuation. Selling property in your area since 1983!

Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

