



22 The Willows, Quedgeley, Gloucester, GL2 4XG

£230,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Located in a quiet and popular residential area of Quedgeley, this immaculate two double bedroom home offers modern living and a great sense of privacy.

The property features a stylish, modern kitchen with ample countertop space and storage, There is a built in cooker with induction hob, plumbing for washing machine and space for fridge/freezer. The spacious lounge/diner at the rear of the property is perfect for relaxing or hosting, with plenty of room for both dining and living furniture.

Upstairs, both bedrooms are generously sized and include fitted wardrobes, providing excellent storage. The second bedroom further offers lovely views to the rear. The main bathroom is modern and well-maintained, with neutral décor.

The enclosed rear garden offers a private, peaceful retreat making it perfect for enjoying outdoor dining, gardening, or simply relaxing. To the front, there is a single garage with parking in front of.

This property is ideal for first-time buyers, young families, or those looking to downsize to a low-maintenance, ready-to-move-in home in a sought-after location.

Agents Note.

Freehold.

EPC Rating: C72


Gloucester Council Band: B

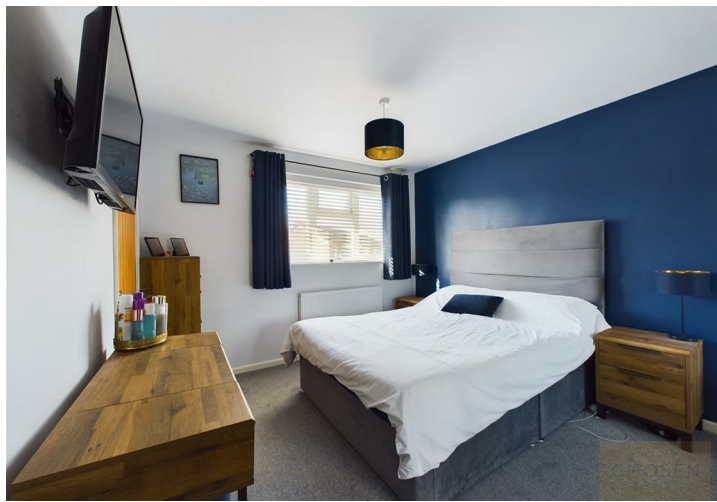
Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Two Double Bedroom Home
- Incredibly Well Presented Throughout
- Popular Cul-De-Sac Location
- Private, Enclosed Rear Garden
- Garage And Off Road Parking Space
- Perfect First Time Purchase
- EPC Rating: C72
- Council Tax Band: B

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
653.8 ft<sup>2</sup>

(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.