



18 Chestnut Close, Quedgeley, Gloucester, GL2 4XU

£85,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Nestled in a quiet cul-de-sac in the sought-after area of Quedgeley, this charming studio apartment offers a unique blend of comfort and convenience.

Perfectly positioned on a corner plot, this home features a generous rear garden, ideal for relaxing or entertaining. Inside, the property boasts a kitchen and well-designed living space, ready for immediate occupancy.


With the added benefit of a newly extended lease, off-road parking, and no onward chain, this property is perfect for first-time buyers, investors, or anyone looking to downsize in style.

\*There is currently a tenant in situ paying £600 per calendar month.\*

- Studio Apartment
- No Onward Chain
- Tenant Currently In Situ paying £600 Per Calendar Month
- Enclosed Rear Garden
- Off Road Parking Space
- Cul-De-Sac Location
- EPC Rating: D63
- Council Tax Band: A

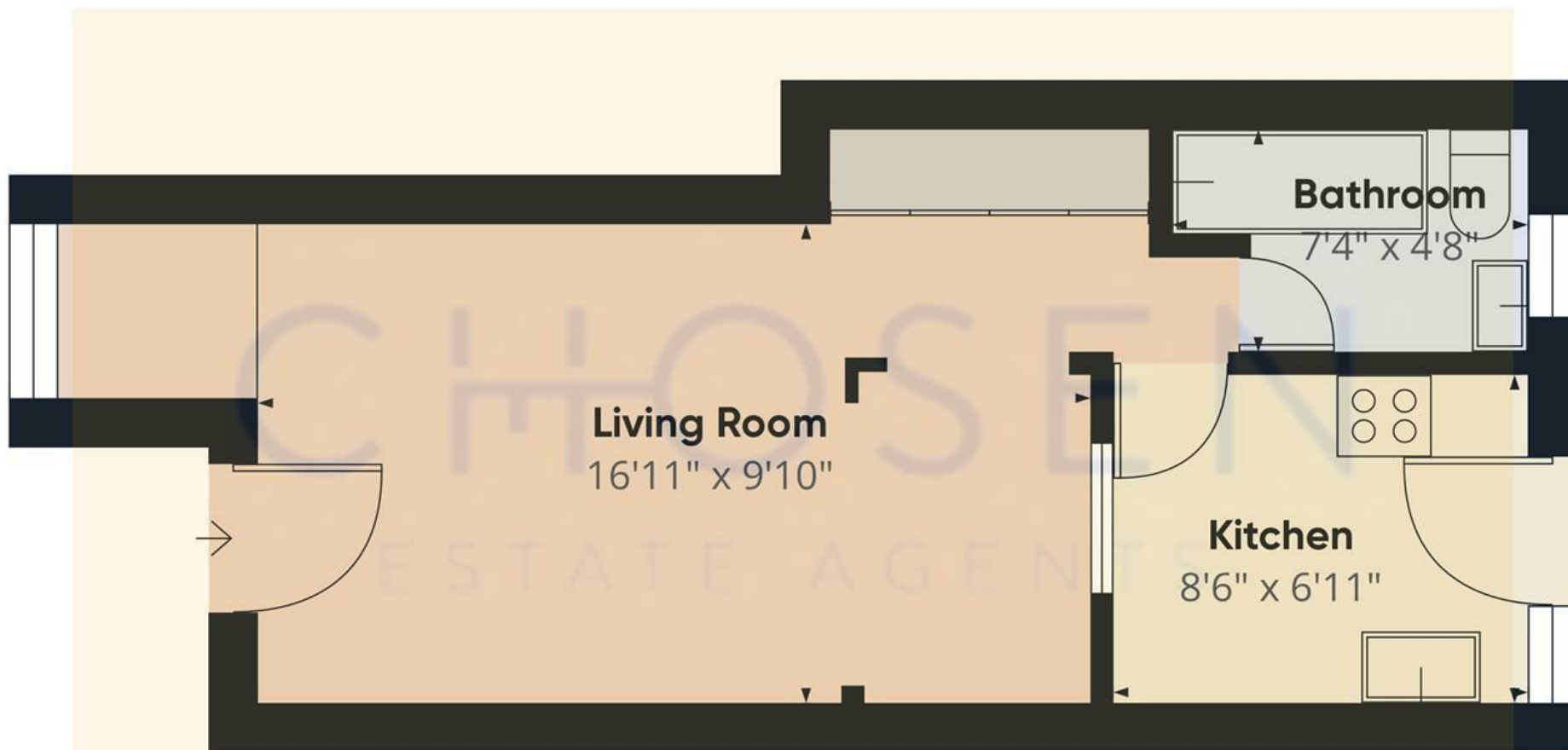
Agents Note.  
Leasehold. (You would be purchasing a share of the freehold).  
Lease Length: 999 years from 1983 - 958 years remaining.  
Ground Rent: £0  
Service Charges: £0  
Mains electric, water and drainage are connected to the property.  
Stroud District Council: Band A

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	63	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Approximate total area<sup>(1)</sup>  
276.53 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.

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