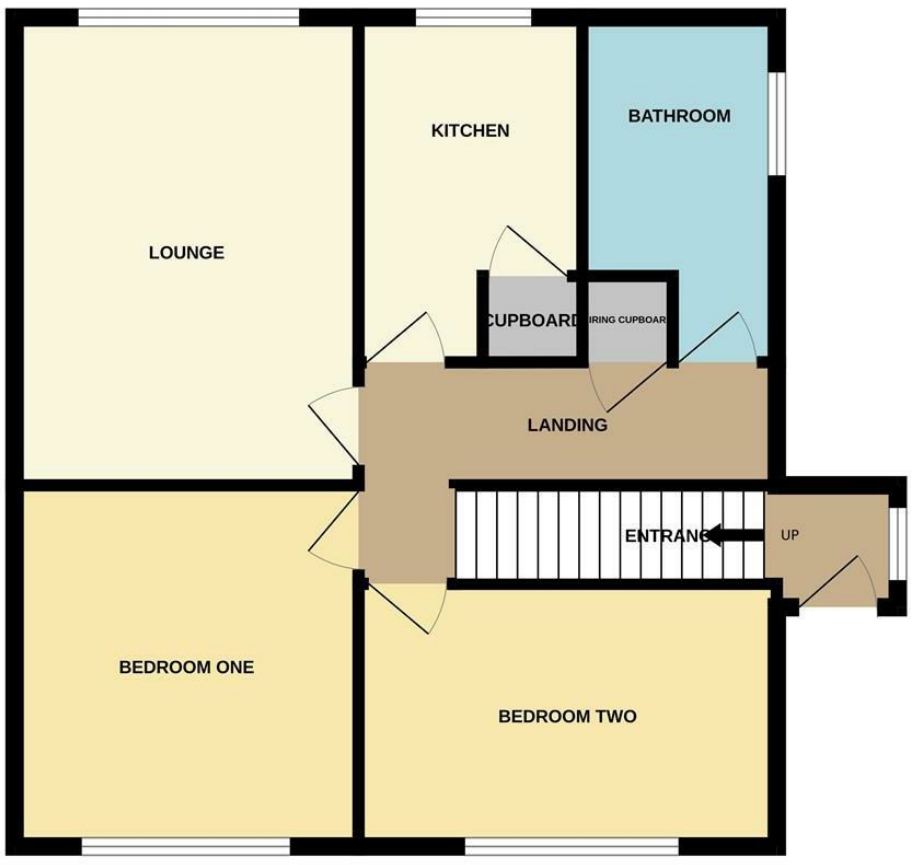
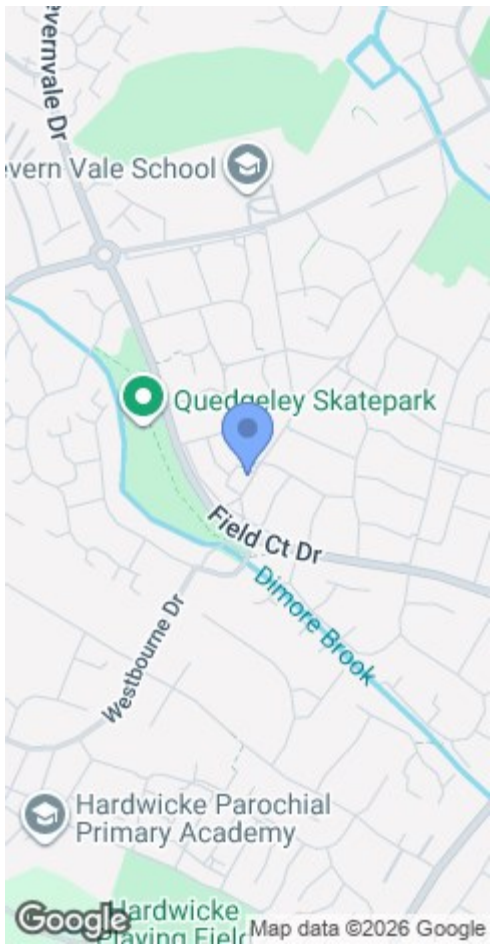
STEVE GOOCH
ESTATE AGENTS | EST 1985

10 Cheviot Close
Quedgeley, Gloucester GL2 4TR

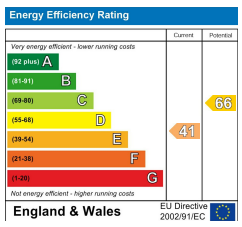


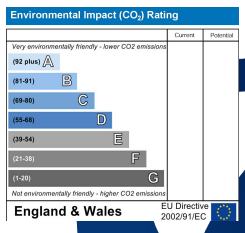




TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£135,000

Chain free spacious two double bedroom first floor maisonette with upvc double glazing and allocated off road parking for two vehicles situated at the end of a popular cul-de-sac.

Accommodation comprises entrance area and stairs, landing, 14ft lounge, fitted kitchen, bedroom one, bedroom two and the bathroom with a white suite.

Outside you have allocated off road parking for two vehicles and communal gardens that are laid to lawn with trees.

Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.
The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.















Upvc double glazed front door leads into:

ENTRANCE AREA
Cloaks hanging space, upvc double glazed window to side elevation, stairs leading to the first floor.

LANDING
Access to loft space, built in storage cupboard.

LOUNGE
14'9 x 10'9 (4.50m x 3.28m)
Wall mounted electric heater, upvc double glazed window to rear elevation.

KITCHEN
11'1 x 7'1 max (3.38m x 2.16m max)
Base and wall mounted units, laminated worktops, tiled splashbacks, stainless steel single drainer sink unit with a mixer tap, electric cooker point, plumbing for a dishwasher, built in storage cupboard, upvc double glazed window to rear elevation.

BEDROOM 1
11'8 x 10'9 (3.56m x 3.28m)
Electric panel heater, upvc double glazed window to front elevation overlooking the cul-de-sac.

BEDROOM 2
21'6 x 8'7 max (6.55m x 2.62m max)
Upvc double glazed window to front elevation.

BATHROOM
11'1 x 5'2 max (3.38m x 1.57m max)
White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, shaver point, upvc double glazed window to side elevation.

OUTSIDE
There are communal gardens laid to lawn with trees and allocated off road parking for two vehicles.

SERVICES
Mains water, electricity and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY
Council Tax Band: A
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE
Leasehold.

LEASE
99 Years Remaining.

MAINTENANCE CHARGES
£170.00 Per Annum.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From the centre of Quedgeley proceed along Bristol Road with The Hayway public house on your right hand side and Aldi on your left then take the third exit off the roundabout and proceed along turning right then right again in Cheviot Close where the property can be located.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).