



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**4 Water Meadow, Quedgeley**

Gloucester

Offers Over **£170,000**

# 4 Water Meadow

Quedgeley, Gloucester

Two Bedroom house advertised with NO ONWARD CHAIN and TWO OFF-ROAD PARKING SPACES, IDEAL FOR FIRST-TIME BUYERS or INVESTORS!

Situated in Quedgeley, this two bedroom terraced property is offered to the market with **no onward chain**, making it an ideal purchase for first-time buyers & investors.

In brief, this accommodation comprises of; Entrance hall, kitchen, lounge/diner, two bedrooms and a family bathroom.

Further benefits include UPVC double glazing, two parking spaces, gas central heating, an enclosed rear garden, and convenient access to a range of local amenities, schools, and transport links.

Approximate rental value of £1,100pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Early viewing is highly recommended, call us today on 01452 543200!

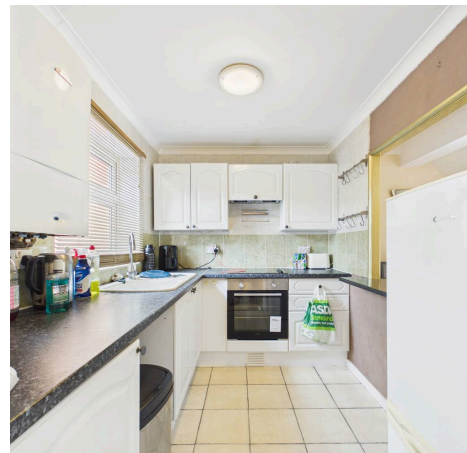
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Parking Spaces
- No Onward Chain
- Spacious Lounge/Diner
- No Through Road
- Private & Enclosed Rear Garden
- Upvc Double Glazing
- Ideal First-Time Buy Or Investment



**Hallway**

3' 3" x 3' 2" (0.98m x 0.96m)

**Kitchen**

9' 5" x 6' 8" (2.86m x 2.04m)

**Lounge/Diner**

19' 11" x 12' 10" (6.08m x 3.90m)

**Landing**

12' 9" x 3' 6" (3.88m x 1.06m)

**Bedroom**

9' 2" x 8' 2" (2.80m x 2.50m)

**Bedroom**

7' 8" x 7' 4" (2.34m x 2.23m)

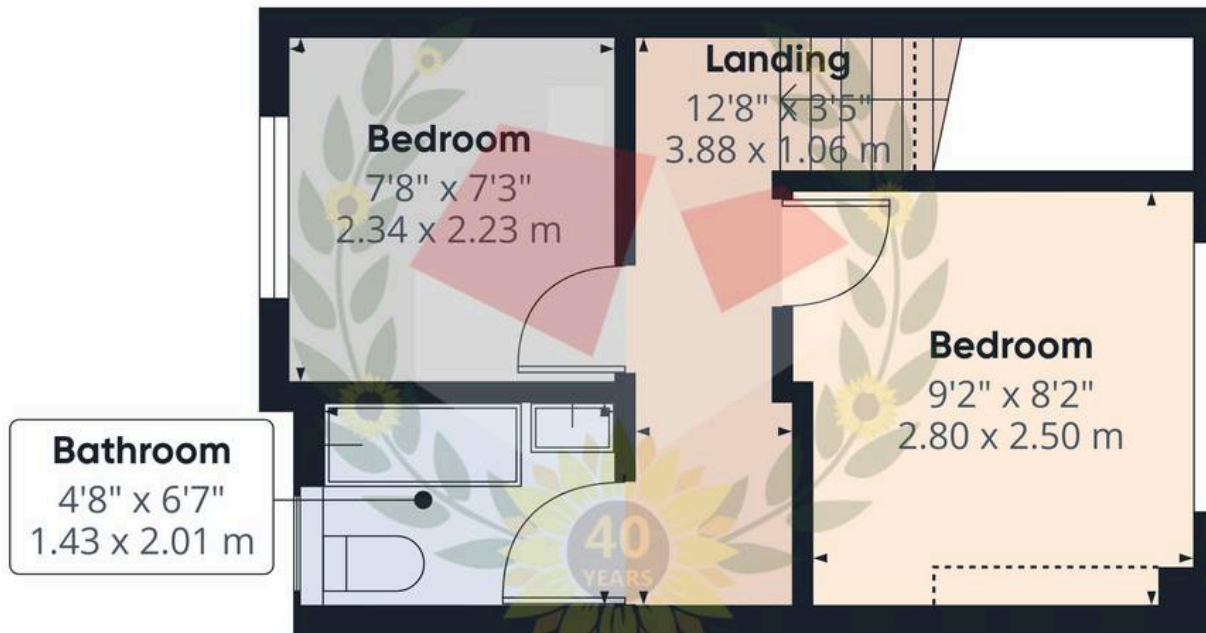
**Bathroom**

6' 7" x 4' 8" (2.01m x 1.43m)





Ground Floor



Floor 1



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

472 ft<sup>2</sup>

43.8 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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