



15 Holly End, Quedgeley, Gloucester, GL2 4UY

£285,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated at the end of a quiet cul-de-sac, this beautifully modernised three-bedroom end-of-terrace home offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those looking for a property ready to move straight into.

The ground floor is centred around a generous lounge/dining room, providing a bright and welcoming living space with plenty of room for both relaxation and entertaining. From here, access is provided to the contemporary fitted kitchen, which has been finished to a high standard and benefits from a range of integrated appliances. The property has also undergone a garage conversion, creating an additional reception room that is currently being used as a bedroom. This flexible space could equally serve as a home office, playroom, snug, or family room depending on a buyer's requirements.


Upstairs, the property offers two well-proportioned double bedrooms alongside a single bedroom, all presented in excellent condition. The accommodation is completed by a stylish family bathroom featuring modern fittings and a clean, contemporary finish.

Outside, the rear garden is a particular feature of the property. Generous in size yet designed for low-maintenance living, it comprises a combination of patio seating areas and artificial lawn, making it perfect for entertaining, family gatherings, or simply enjoying the outdoors. A substantial garden shed benefits from full power and lighting internally and externally, offering excellent storage or workshop potential.

To the front of the property there is ample off-road parking for multiple vehicles, providing a practical advantage rarely found with similar homes.

Combining modern interiors, flexible living accommodation, a generous plot, and a desirable cul-de-sac location, this fantastic home offers everything required for modern family living and is sure to attract significant interest.

- Three-Bedroom End-Terrace Home
- Spacious Lounge/Dining Room
- Generous Rear Garden with Powered Shed
- EPC Rating - TBC
- Fully Modernised Throughout
- Garage Conversion / Additional Reception Room
- Ample Off-Road Parking for Multiple Vehicles
- Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Agents Note

Freehold

EPC Rating: TBC

Gloucester City Council Band: B

Mains Gas, Electric and Water are connected.

Flood Risk: Very Low

