



## 75 The Willows

Quedgeley, Gloucester, GL2 4XG

**£180,000**



For Sale With No Onward Chain

Murdock and Wasley are pleased to present this one bedroom Bungalow, located in the popular residential area, Quedgeley.

This property comprises of, open plan lounge/diner/kitchen, Conservatory, Bedroom and Bathroom. The bungalow also boasts off road parking for two vehicles and an enclosed rear garden.





### Entrance Hall

Accessed via a Double Glazed composite door, Radiator, doors leading to bedroom and Lounge.

### Lounge Diner

Powerpoints, Radiator, Open plan onto kitchen, door leading to hallway, UPVC Double glazed doors leading onto the conservatory.

### Kitchen

Range of base, drawer and wall mounted units, sink unit with mixer tap over. Appliance points, power points, space for fridge freezer, washing machine and oven, UPVC Double glazed window with rear aspect.

### Conservatory

Powerpoints, Radiator, UPVC Double Glazed doors leading onto rear garden,

### Bedroom

Powerpoints, radiator, UPVC Double glazed window with aspect of the front.

### Bathroom

Suite comprising low level WC, pedestal wash hand basin with double taps over, walk in shower unit with wall mounted shower unit, wall mounted heated towel rail, tiled walls.

### Outside

To the front of the bungalow you will find a tarmac drive with off road parking for two vehicles, a ramp on a slight incline leads from the side of the driveway to the front door, there is also a small gravel area perfect for pots and plants.

To the rear of the home you will a gravelled rear garden with pathway leading to rear gate, there is also a small patio, perfect for a seating area.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity.

### Local Authority

Gloucester County Council  
Band A

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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