



**R B WALTERS**  
ESTATE AGENTS



*Water Meadow, Quedgeley, Gloucester,  
Gloucestershire, GL2 4XR.*

*£190,000*

Being sold with no onward chain by a motivated seller this well presented property has had a re-fitted kitchen, been recently decorated and had all new carpets throughout.

An ideal investment purchase or first time buy this 2-bedroom terraced home has a good size living room with doors opening onto the attractive and easily maintained rear garden which enjoys a good degree of privacy. There is a re-fitted kitchen and upstairs shower room as well as off road parking for one or two cars. The property has had a recent gas boiler service and also has up to date electrical inspection certificate.

Ideally located close to Fieldcourt and Severn Vale schools the property has all your everyday amenities within a few minutes reach whilst the city centre with main line rail station is easily accessible by car or bus. The M5 motorway at junction 12 is about 5 minutes away.

## Services

Mains Gas Central Heating

Electric

Mains Water

Mains Drainage

Broadband Available

## Entrance Hall

## Kitchen

9' 2" x 6' 8" (2.79m x 2.03m)

## Living Room

13' 0" x 12' 8" (3.96m x 3.86m)

## First Floor Landing

## Bedroom

9' 1" x 8' 6" (2.77m x 2.59m)

## Bedroom

8' 11" x 8' 4" (2.72m x 2.54m)

## Bathroom

7' 1" x 3' 10" (2.16m x 1.17m)

## Outside



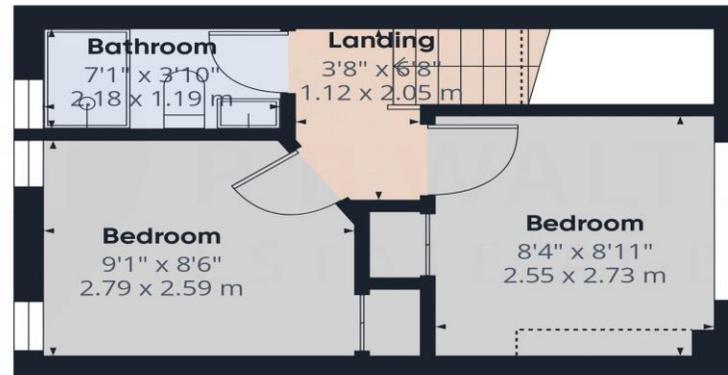
*Driveway parking for 1 or 2 Cars*

*Rear Garden*





Ground Floor



Floor 1



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

458 ft<sup>2</sup>  
42.7 m<sup>2</sup>

**Balconies and terraces**

119 ft<sup>2</sup>  
11.1 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.

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