MICHAEL TUCK
ESTATE & LETTING AGENTS

# 218 Church Drive, Quedgeley

Gloucester

£285,000

# 218 Church Drive

## Quedgeley, Gloucester

We are delighted to bring to the market a THREE Bedroom SEMI-DETACHED House located in a CUL-DE-SAC Location facing onto an OPEN GREEN.

Accommodation comprises of Entrance Hall, Lounge, Kitchen, Study area and Sun Room to the ground floor, whilst to the first floor is a family bathroom Two DOUBLE Bedrooms with storage and a single Bedroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating, Part Converted Garage and Front & Rear Gardens.

Within walking distance of a range of local amenities including Fieldcourt & Beech Green Primary Schools, Severn Vale Secondary School, Doctors, St James Church, Tesco Supermarket and a wide range of Public Houses, Restaurants and Takeaways

Property for sale through Michael Tuck Estate Agents. Rental value of £1350pcm, please contact Michael Tuck Lettings in Quedgeley for more details

Call 01452 543200 To View!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three Bedroom Semi Detached House
- Lounge, Kitchen and Sun Room
- Family Bathroom
- Part Converted Garage to Study Area and Storage
- UPVC Double Glazing & Gas Radiator Central

**Hallway**

**Study Area**
5' 10" x 5' 3" (1.79m x 1.59m)

**Kitchen**
11' 3" x 8' 1" (3.44m x 2.47m)

**Lounge**
16' 1" x 11' 9" (4.91m x 3.59m)

**Sun Room**
15' 2" x 8' 1" (4.62m x 2.46m)

**First Floor Landing**

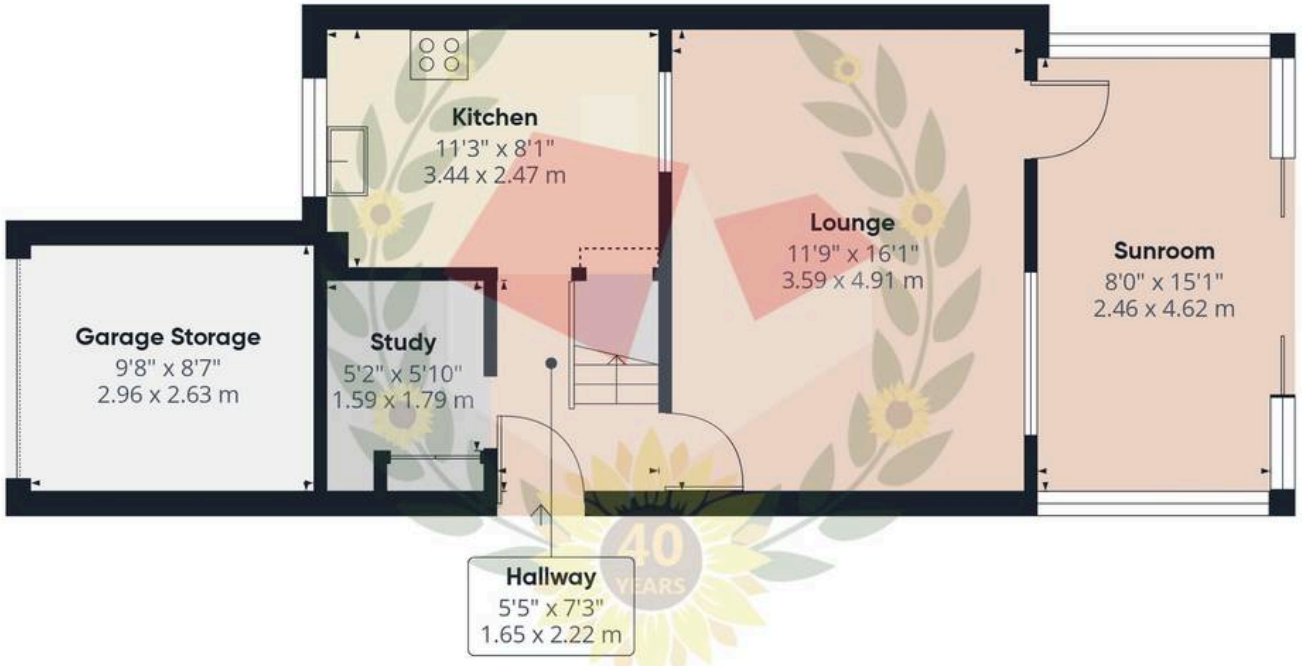
**Bedroom One**
12' 3" x 7' 7" (3.73m x 2.32m)

**Bedroom Two**
9' 3" x 8' 6" (2.81m x 2.60m)

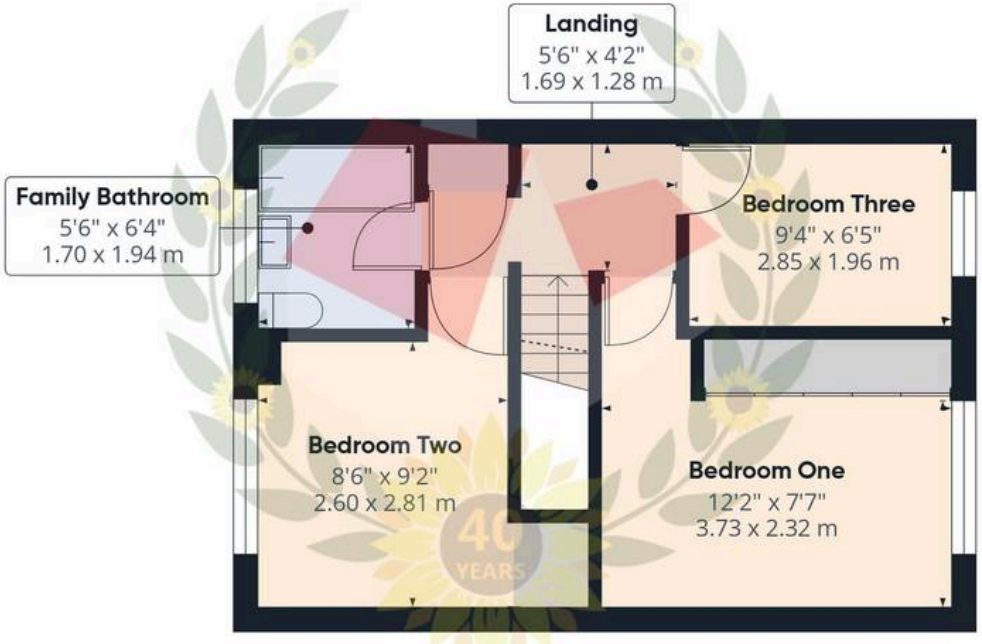
**Bedroom Three**
9' 4" x 6' 5" (2.85m x 1.96m)

**Family Bathroom**
6' 4" x 5' 7" (1.94m x 1.70m)

**Additional Information**
Gas & Electric - Mains Water & Sewerage - Mains




Ground Floor




Floor 1

**Approximate total area**(1)

908 ft²

84.4 m²

**Reduced headroom**

13 ft²

1.3 m²

(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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The Property Ombudsman

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