



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**3 Aldergrove Kingsway, Quedgeley**

Gloucester

Offers Over **£265,000**

# 3 Aldergrove Kingsway

Quedgeley, Gloucester

THREE DOUBLE BEDROOM THREE STORY TOWN HOUSE WITH TWO OFF ROAD PARKING SPACES IN KINGSWAY!

The accommodation in brief on the ground floor; Entrance hall, W.C, kitchen, living/dining room. On the first floor we have; Two double bedrooms & family bathroom.

On the top floor we have; One large double bedroom and en-suite.

further benefits include; Gas central heating, upvc double glazing & TWO off road parking spaces.

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

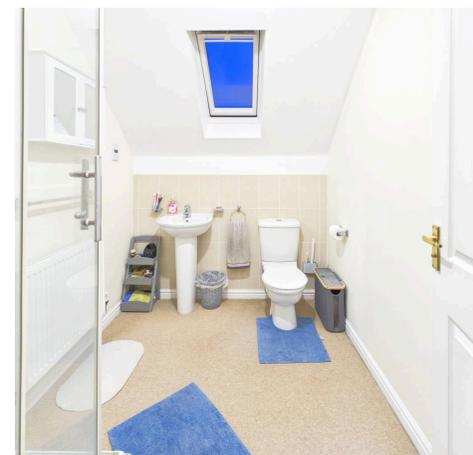
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Upvc Double Glazing
- Living/Dining Room
- En-Suite To Bedroom One
- Set Over Three Floors
- Downstairs WC
- Two Off Road Parking Spaces
- Enclosed Rear Garden
- Gas Central Heating
- Energy Rating C



**Hallway**

9' 7" x 3' 5" (2.91m x 1.05m)

**Wc**

5' 0" x 2' 7" (1.53m x 0.80m)

**Kitchen**

9' 6" x 6' 1" (2.90m x 1.85m)

**Living/Dining Room**

14' 8" x 12' 7" (4.48m x 3.84m)

**Landing**

11' 8" x 6' 0" (3.56m x 1.82m)

**Bedroom Two**

12' 7" x 8' 3" (3.83m x 2.51m)

**Bedroom Three**

9' 10" x 6' 4" (3.00m x 1.93m)

**Bathroom**

6' 4" x 5' 11" (1.93m x 1.80m)

**Second Floor Landing**

3' 3" x 2' 10" (1.00m x 0.86m)

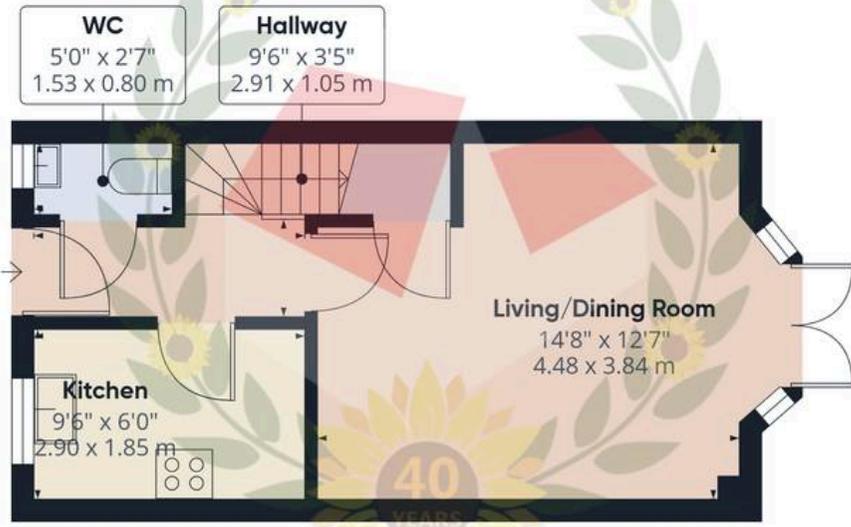
**Bedroom One**

14' 5" x 12' 9" (4.40m x 3.88m)

**En-suite**

7' 10" x 6' 5" (2.40m x 1.95m)

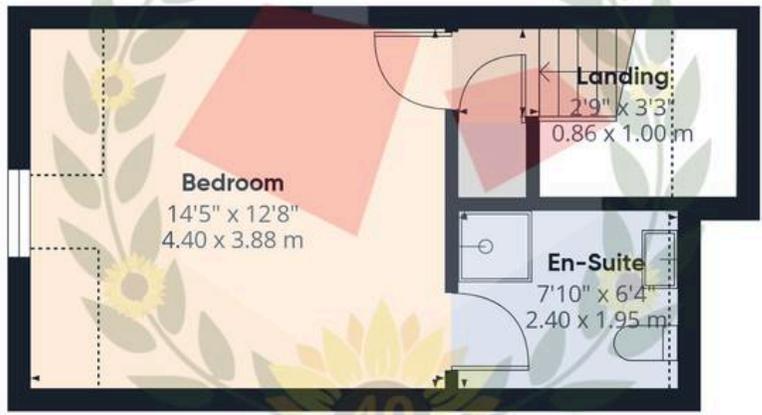




Ground Floor



Floor 1



Floor 2



<b>Approximate total area<sup>(1)</sup></b>
830 ft <sup>2</sup>
77 m <sup>2</sup>
<b>Reduced headroom</b>
26 ft <sup>2</sup>
2.4 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.



## Michael Tuck Quedgeley

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