



17 Giles Cox, Quedgeley, GL2 4YL

£210,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

This delightful mid-terrace home, peacefully located in the popular residential area of Quedgeley, is offered for sale with no onward chain, providing an excellent opportunity for buyers seeking a property with real potential to personalise.

Stepping through the front door, you are greeted by a practical and welcoming entrance hallway that sets a homely tone. From here, the space flows naturally into a well-equipped kitchen, thoughtfully laid out for everyday cooking and meal preparation. Adjacent lies the generously proportioned living room – a bright, versatile space that catches the light beautifully and offers a comfortable setting for relaxing evenings, entertaining guests or simply unwinding after a busy day.

A staircase rises elegantly from the hallway to the first floor, where a wide and useful landing provides easy access to the accommodation. Here you will find two good-sized bedrooms, both offering flexible space that could suit a variety of uses, whether as peaceful retreats, home offices or children's rooms. Completing the first-floor layout is a family bathroom, providing all the essential facilities needed for day-to-day living.

The property further benefits from a new boiler, new front and back doors along with plenty of scope to personalise and create a wonderful family home tailored perfectly to your own style, tastes and lifestyle needs. To the front of the property there is ample off-road parking, delivering convenient and secure space for vehicles.

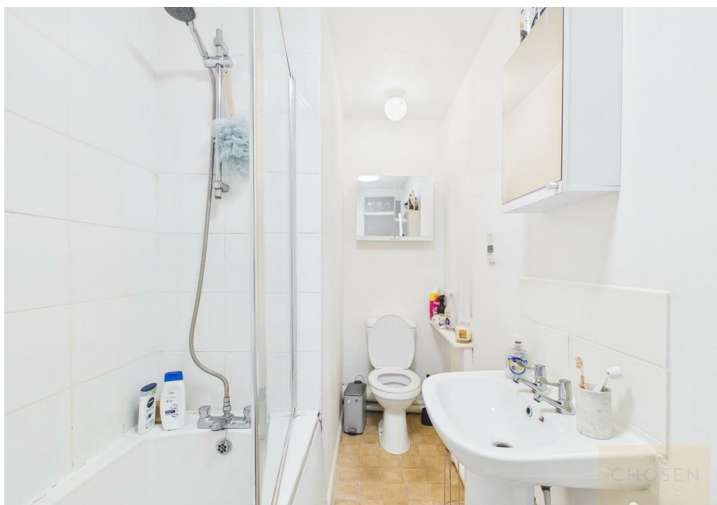
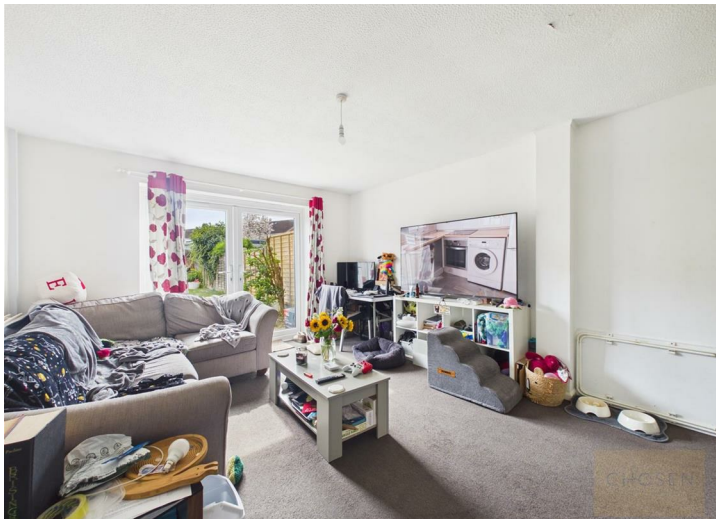
Agents Note  
Freehold  
EPC Rating: C75  
Gloucester City Council Band: B  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk:  
Rivers & Seas: Very Low  
Surface Water: Very Low

- Mid-terrace house
- No onward chain
- Ample off-road parking
- Council Tax Band - B
- Two double bedrooms
- Spacious living room and separate kitchen
- EPC Rating - C75

### Energy Efficiency Rating

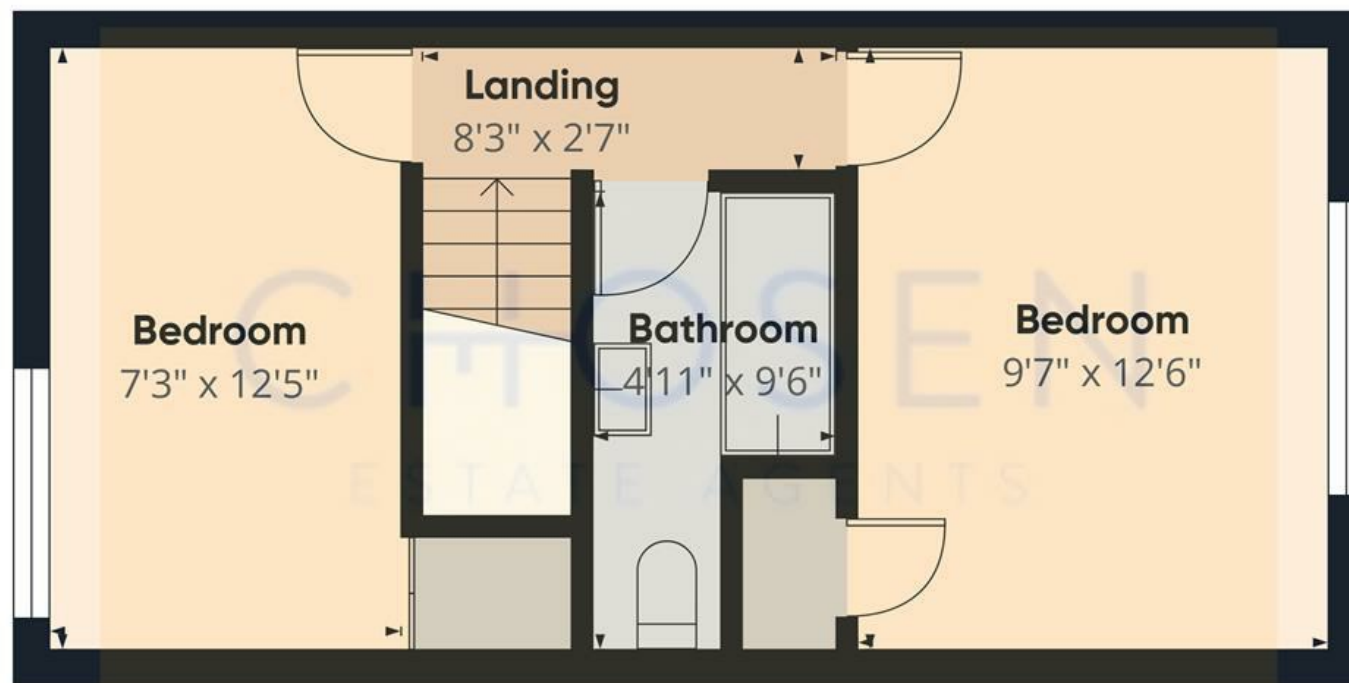
|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               | 89        |
| (69-80) C                                   | 75                                                                                                            |           |
| (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  |           |





Floor 0

Approximate total area<sup>(1)</sup>  
602 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360