



MICHAEL TUCK
ESTATE & LETTING AGENTS



2 Caversham Naas Lane, Quedgeley

Gloucester

Offers Over **£399,950**

2 Caversham Naas Lane

Quedgeley, Gloucester

Well Presented Four Bedroom Semi-Detached Home Located In A Non Estate Location On Naas Lane, Quedgeley.

The accommodation comprises of; Entrance hallway, W.C, living room, kitchen diner & conservatory, four GOOD sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, a large private rear garden, an en-suite to bedroom one, large single garage & a driveway with parking for three cars!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1495pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

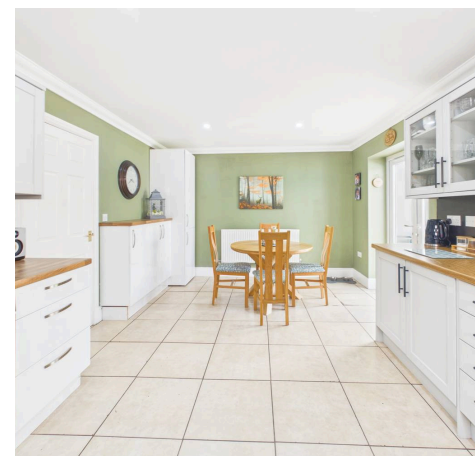
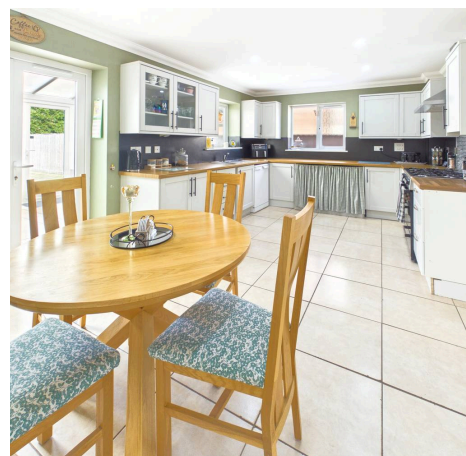
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Upvc Double Glazing
- En-Suite To Bedroom One
- Large Kitchen/Diner
- Conservatory
- Single Garage & Driveway
- Ideal Family Home
- Rarely Available
- Close Proximity To Local Amenities
- Gas Central Heating



Living Room

19' 3" x 14' 0" (5.86m x 4.26m)

Kitchen/Diner

19' 1" x 11' 7" (5.82m x 3.52m)

Conservatory

19' 1" x 10' 1" (5.82m x 3.08m)

Hallway

21' 3" x 4' 4" (6.47m x 1.32m)

Garage

17' 8" x 8' 7" (5.39m x 2.62m)

WC

6' 5" x 2' 9" (1.95m x 0.85m)

Bedroom One

11' 1" x 11' 1" (3.39m x 3.38m)

Ensuite

7' 11" x 3' 4" (2.42m x 1.01m)

Bedroom Two

11' 4" x 9' 6" (3.46m x 2.90m)

Bedroom Three

9' 3" x 9' 0" (2.81m x 2.74m)

Bedroom Four

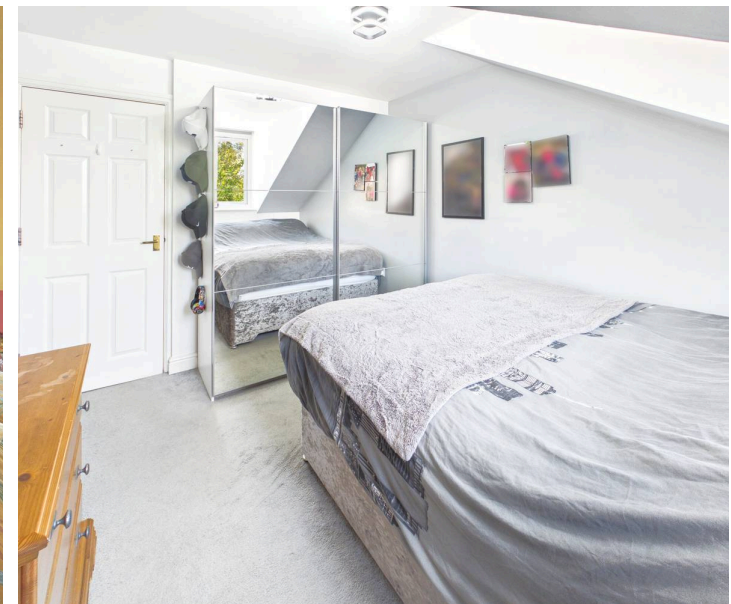
12' 8" x 7' 4" (3.87m x 2.24m)

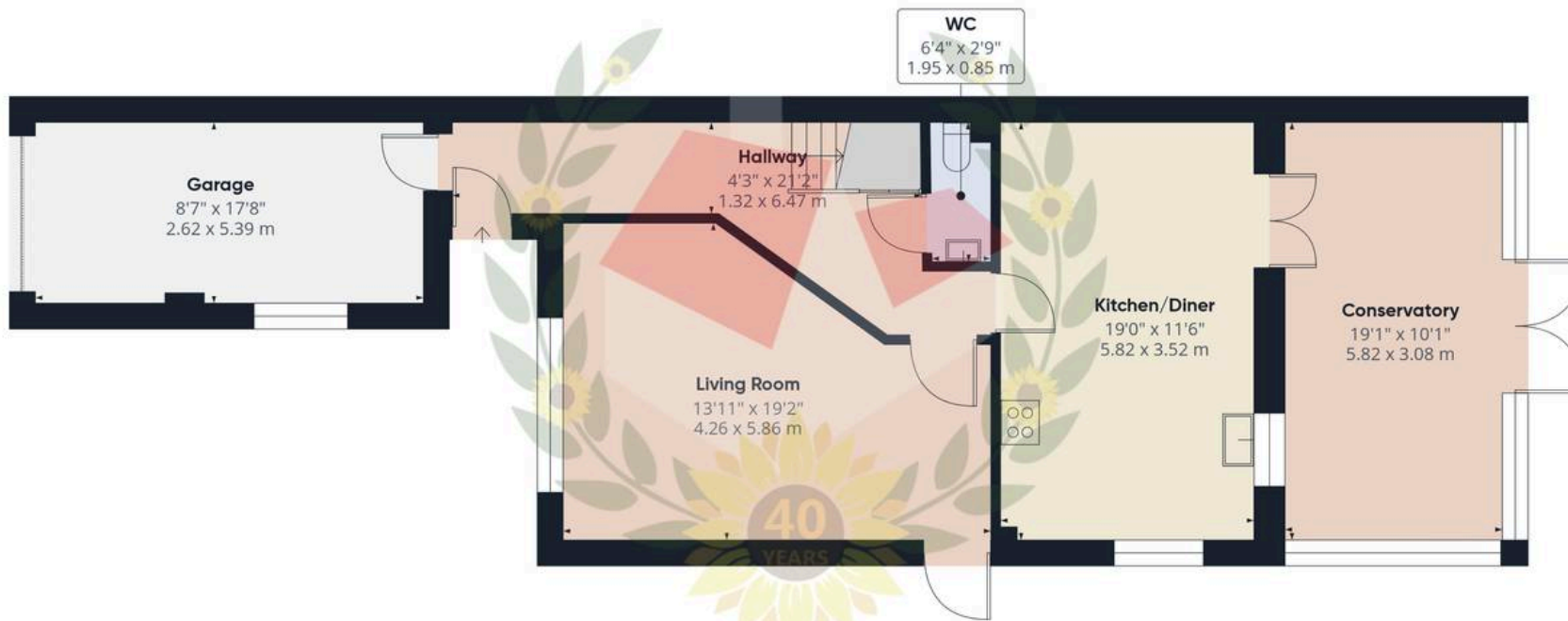
Bathroom

6' 8" x 5' 9" (2.02m x 1.76m)

Landing

9' 7" x 6' 0" (2.92m x 1.82m)





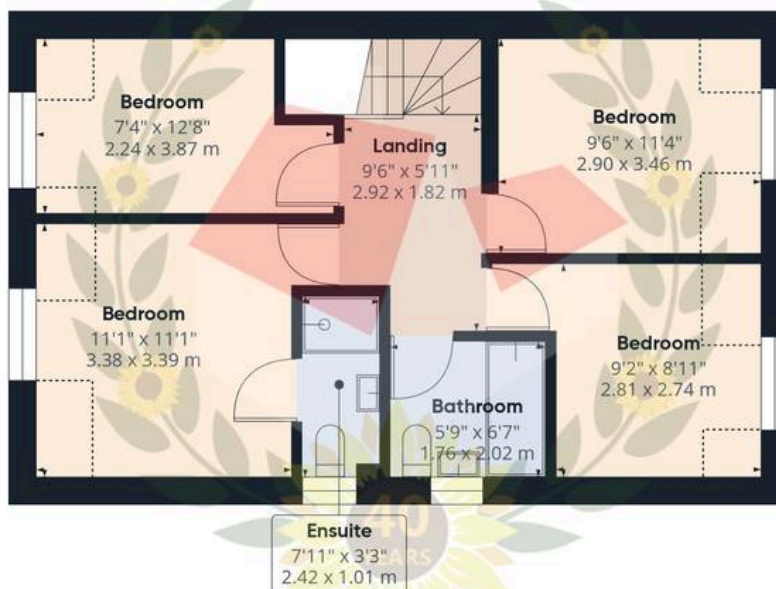
Ground Floor

Approximate total area⁽¹⁾

1478 ft²
137.3 m²

Reduced headroom

52 ft²
4.9 m²



Floor 1



(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

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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