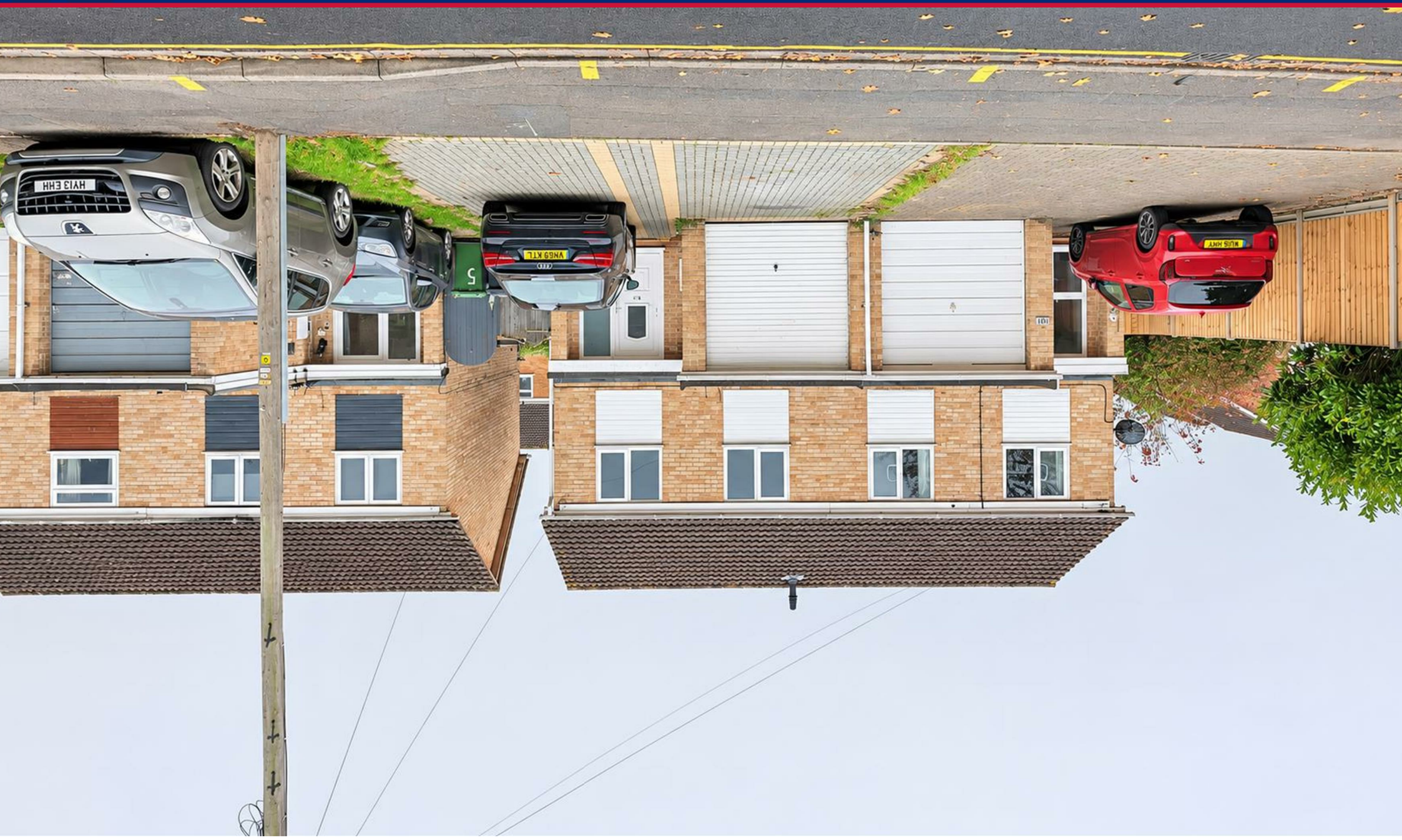
3 Guise Close
Quedgeley, Gloucester GL2 4YW

STEVE GOOCH
ESTATE AGENTS | EST 1985

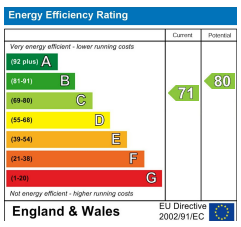


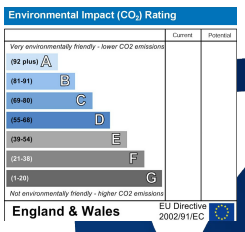




3 GUISE CLOSE QUEDGELEY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£239,995

CHAIN FREE THREE BEDROOM SEMI DETACHED HOUSE with GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, a MODERN FITTED KITCHEN and a SINGLE GARAGE situated within a small popular cul-de-sac.

Accommodation comprises hall, lounge/diner, fitted kitchen, bedroom one, bedroom two, bedroom three and the bathroom with a white suite.

Outside of the property you have a BLOCK PAVED DRIVEWAY leading to the SINGLE GARAGE and a LOW MAINTENANCE ENCLOSED REAR GARDEN with a patio and gravel.

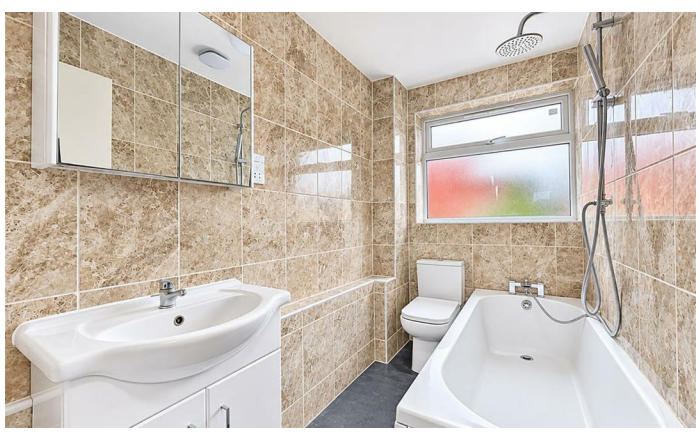
Located within easy reach of the M5 Junction 12, the suburban town of Quedgeley is situated approximately 3 miles from the centre of Gloucester and just a short drive from Gloucester railway station, where there are regular services to London, Bristol, Birmingham and Cardiff.
The Orchard Centre at Olympus Park is situated just off the main Bristol Road running through Quedgeley and offers a range of independent shops including The Orchard Deli, a hairdressers and a coffee house. There is a large Tesco store, Post Office and Library at The Severn Vale Shopping Centre is home to many High Street brands including Boots, Matalan and Home Bargains. There are several good schools in Quedgeley to choose from, including four primary and one secondary school.















Upvc double glazed front door with a glazed panel leads into:

ENTRANCE HALLWAY
Through to:

LOUNGE/DINER
20' x 15'4 max (6.10m x 4.67m max)
Two double radiators, stairs leading off with storage cupboard under, upvc double glazed window to side elevation, upvc double glazed patio doors to rear elevation onto the garden.

KITCHEN
9'6 x 5'6 (2.90m x 1.68m)
Modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer sink unit with a mixer tap, built in electric double oven, ceramic hob and extractor hood, plumbing for a washing machine, space for fridge/freezer, extractor fan, single radiator, upvc double glazed window to rear elevation overlooking the garden.

From the lounge/diner stairs lead to the first floor.

LANDING
Access to loft space, boiler cupboard housing the gas fired combination boiler.

BEDROOM 1
10'4 x 10' (3.15m x 3.05m)
Double radiator, upvc double glazed window to rear elevation.

BEDROOM 2
10'4 x 8'6 max (3.15m x 2.59m max)
Double radiator, upvc double glazed window to front elevation overlooking the cul-de-sac.

BEDROOM 3
10'3 x 6'5 (3.12m x 1.96m)
Single radiator, upvc double glazed window to front elevation.

BATHROOM
8' x 4'8 (2.44m x 1.42m)
White suite comprising panelled bath with a mixer tap and shower unit over, low level w.c., pedestal wash hand basin with a mixer tap and cupboard below, single radiator, fully tiled walls, shaver point, extractor fan, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is a block paved driveway providing off road parking for two vehicles leading to a:

SINGLE GARAGE
16'3 x 8'1 (4.95m x 2.46m)
Up and over door to front elevation, power and lighting.

At the side of the property there is a gated access around to the rear garden which measures 27ft in length which is laid to gravel with a paved patio all surrounded by panelled fencing.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

LOCAL AUTHORITY
Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Fieldcourt Drive in Quedgeley turn right where signposted into The Hollygrove and proceed along here taking the second left into Haddow Way then second left again into Guise Close where the property located on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.