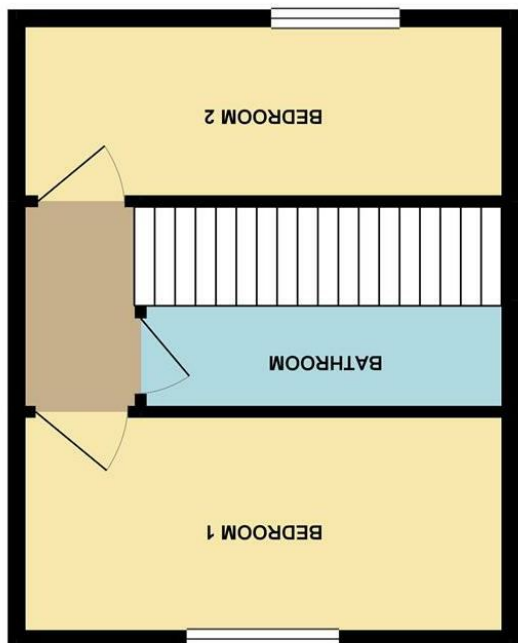
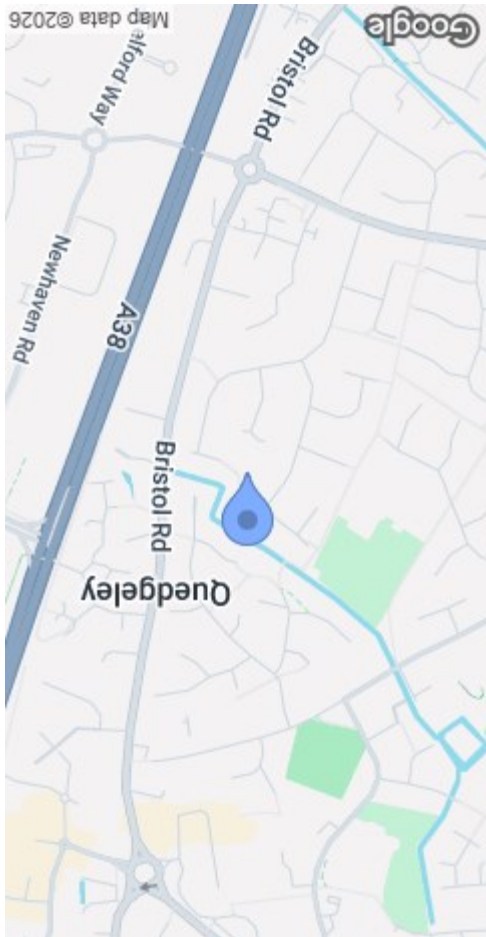




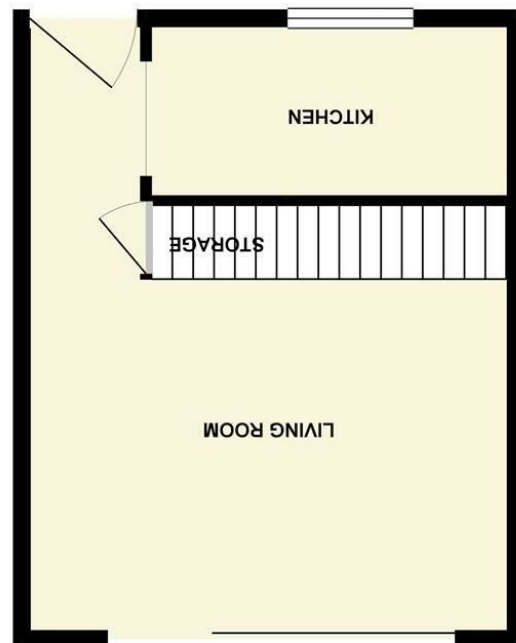
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>Very low energy - new energy class</td></tr> <tr><td>B</td><td>Low energy</td></tr> <tr><td>C</td><td>Medium energy</td></tr> <tr><td>D</td><td>Below average energy</td></tr> <tr><td>E</td><td>Average energy</td></tr> <tr><td>F</td><td>Below average energy</td></tr> <tr><td>G</td><td>High energy</td></tr> </table>	A	Very low energy - new energy class	B	Low energy	C	Medium energy	D	Below average energy	E	Average energy	F	Below average energy	G	High energy	<table border="1"> <tr><td>A</td><td>Very low energy - new energy class</td></tr> <tr><td>B</td><td>Low energy</td></tr> <tr><td>C</td><td>Medium energy</td></tr> <tr><td>D</td><td>Below average energy</td></tr> <tr><td>E</td><td>Average energy</td></tr> <tr><td>F</td><td>Below average energy</td></tr> <tr><td>G</td><td>High energy</td></tr> </table>	A	Very low energy - new energy class	B	Low energy	C	Medium energy	D	Below average energy	E	Average energy	F	Below average energy	G	High energy
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 Made with Mapbox ©2025



1ST FLOOR



GROUND FLOOR



11 Giles Cox
 Quedgeley, Gloucester GL2 4YL



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£220,000

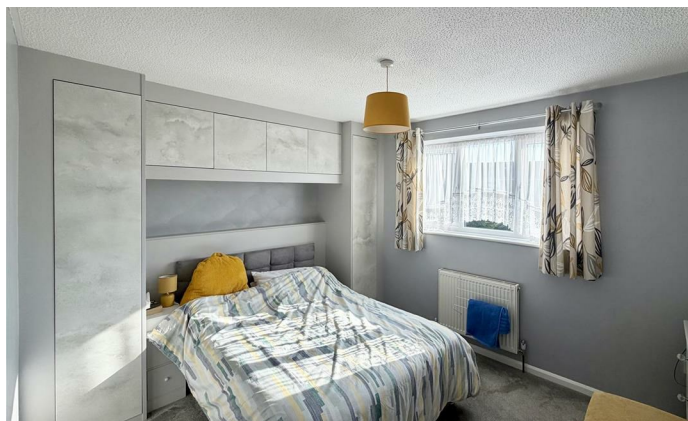
A beautifully presented two bedroom mid terraced property with a recently fitted kitchen, double glazing and a combination boiler fitted in 2024 all offered with no onward chain.

The accommodation comprises hallway, living room, kitchen, bedroom one, bedroom two and a bathroom.

Additional benefits include gas fired central heating, two double bedrooms, open plan living, upvc double glazing, private enclosed rear garden and off road parking.

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 door with an opaque double glazed window leads into:

ENTRANCE HALL

Power point, double radiator, storage cupboard

KITCHEN

8'6" x 7'3" (2.60m x 2.22m)

Recently fitted kitchen with a range of base, drawer and wall mounted units, marble effect worksurface, single sink and drainer with a mixer tap, induction hob, extractor hood, integrated fridge/freezer, microwave and oven, space and plumbing for an automatic washing machine, wall mounted Baxi combination boiler installed in 2024, power points, upvc double glazed window to front elevation.

LIVING ROOM

18'3" x 12'7" max (5.56m x 3.84m max)

Wall lights, power points, double radiator, upvc double glazed sliding patio door onto the garden.

Stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

12'6" x 9'8" (3.83m x 2.96m)

Fitted wardrobe space surrounding the bed, power points, double radiator, upvc double glazed window to rear elevation.

BEDROOM 2

12'6" x 7'4" (3.83m x 2.24m)

Overstairs storage, power points, double radiator, upvc double glazed window to front elevation.

BATHROOM

White suite comprising bath with overhead shower, low level w.c., pedestal wash hand basin, partially tiled walls, double radiator.

OUTSIDE

To the front there is a resin driveway laid in 2022 providing off road parking for two vehicles and an outside tap.

The rear garden is predominantly laid to patio slabs with artificial grass. There is also a wooden built garden shed.

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.

TENURE

Freehold.

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.

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 Naas Lane roundabout proceed into Fieldcourt Drive taking the second right into The Hollygrove then the second left into Hadow Way and at the end turn right into Giles Cox where the property can be found on the right 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.

