MICHAEL TUCK
ESTATE & LETTING AGENTS

33 Squirrel Close, Quedgeley

Gloucester

Offers Over **£100,000**

33 Squirrel Close

Quedgeley, Gloucester

IMMACULATE ONE BEDROOM HOME With NO ONWARD CHAIN & OFF-ROAD PARKING!
This fantastic property is perfectly suited to first-time buyers, investors or those looking to downsize.

The accommodation briefly comprises a bright and spacious lounge, a fitted kitchen, a well-proportioned bedroom area and a bathroom. The property has been well maintained throughout, offering a move-in-ready home with a light and welcoming feel.

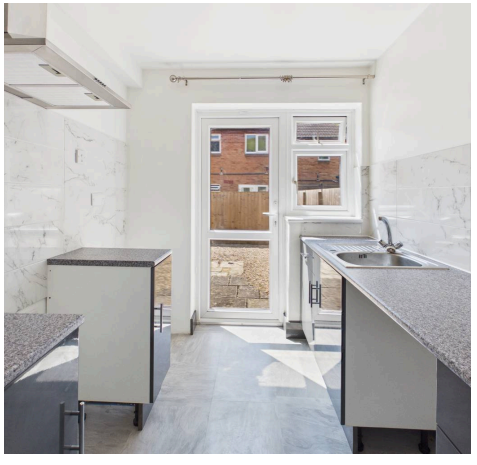
Further benefits include UPVC double glazing, electric heating, private and enclosed rear garden along with one allocated off-road parking space, a dedicated bicycle security post, bathroom with humidistat extractor, external extraction to cooker hood in kitchen, electric Dedicated bicycle security post, bathroom with humidistat extractor, external extraction hood over cooker in kitchen, electric shower over bath.

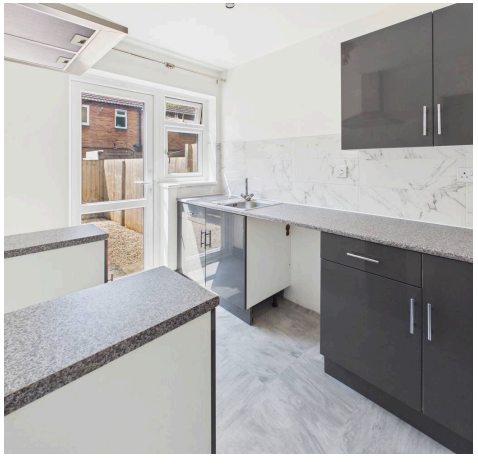
Council Tax band: A

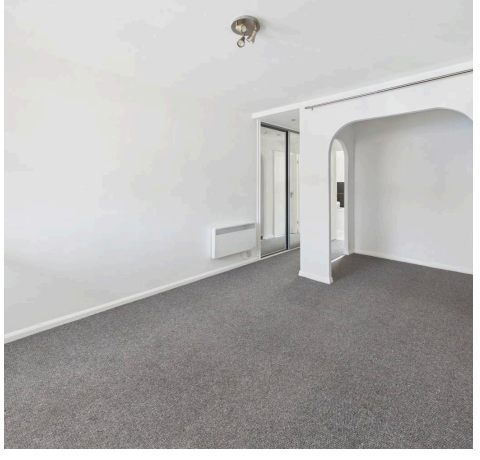
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Immaculate
- No Onward Chain
- Private & Enclosed Rear Garden
- Ideal First-Time Buy or Investment
- Electric Heating
- Energy Rating D
- One Parking Space







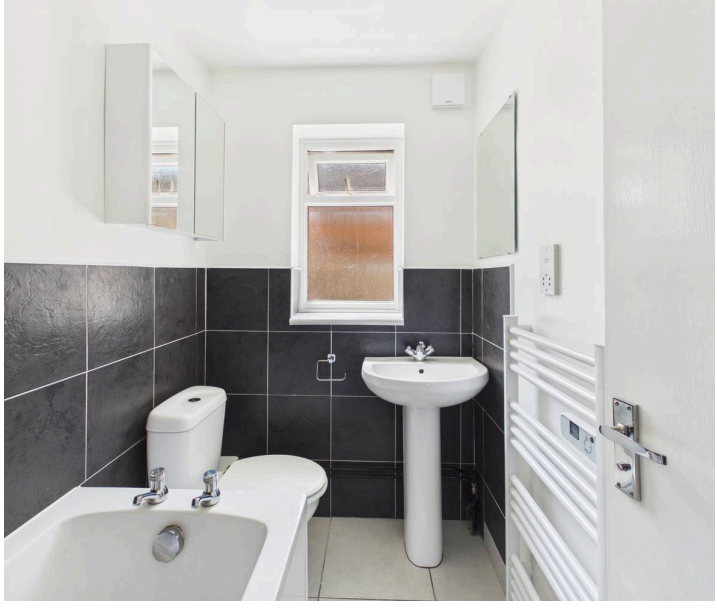
Living Room
11' 4" x 10' 0" (3.46m x 3.05m)

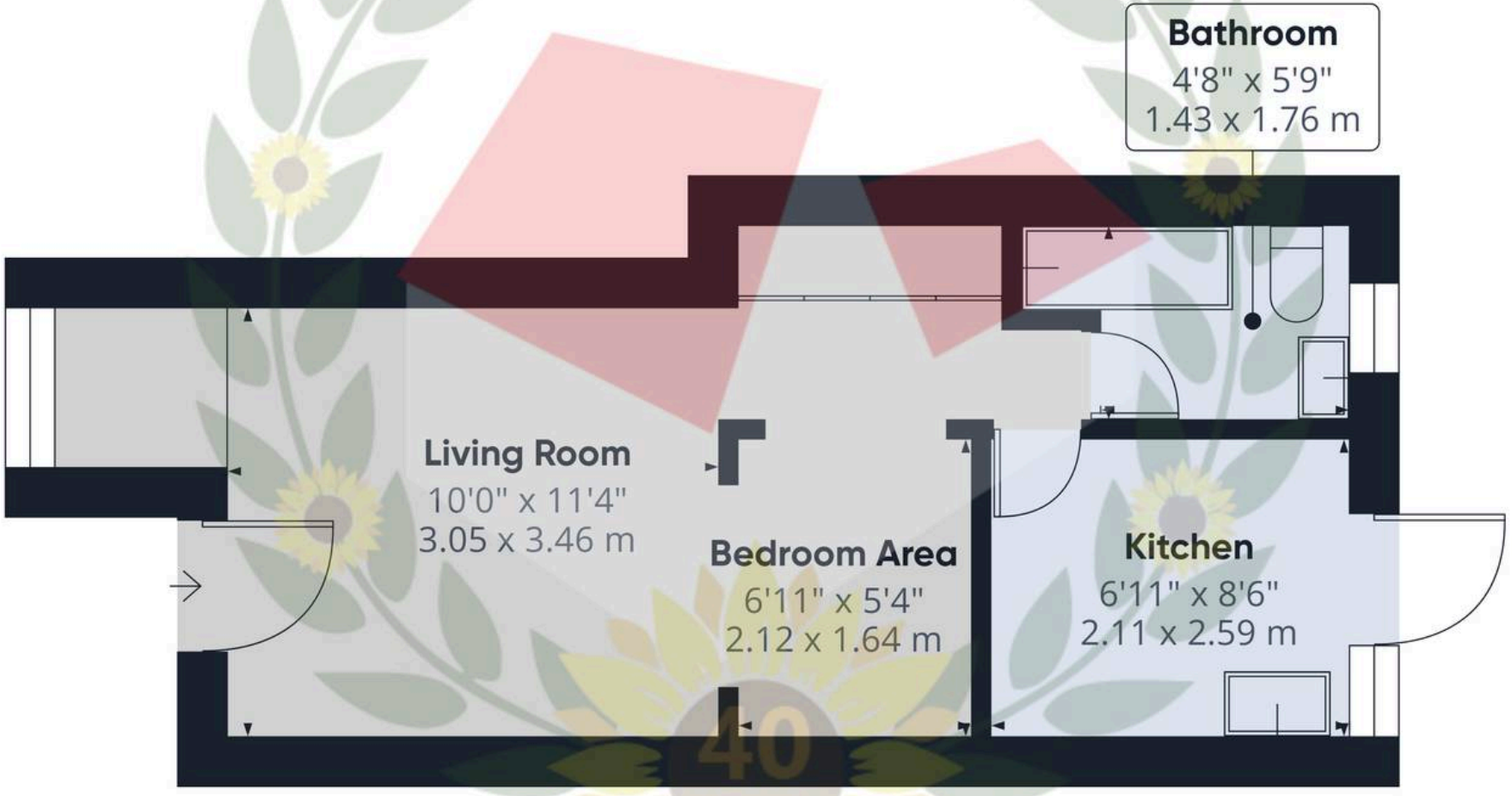
Bedroom Area
6' 11" x 5' 5" (2.12m x 1.64m)

Kitchen
8' 6" x 6' 11" (2.59m x 2.11m)

Bathroom
5' 9" x 4' 8" (1.76m x 1.43m)

Agents Note
You Would Own A Quarter Share Of The Freehold There Are No Ground Rent/Service Charges Payable Lease Length 990 Years Remaining





Approximate total area(1)

293 ft²

27.2 m²

(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

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