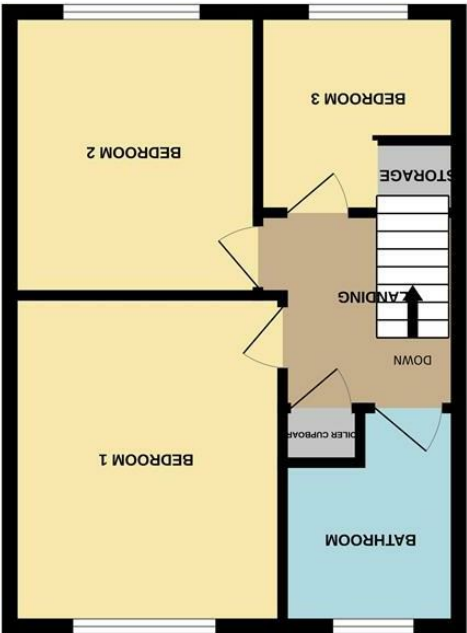
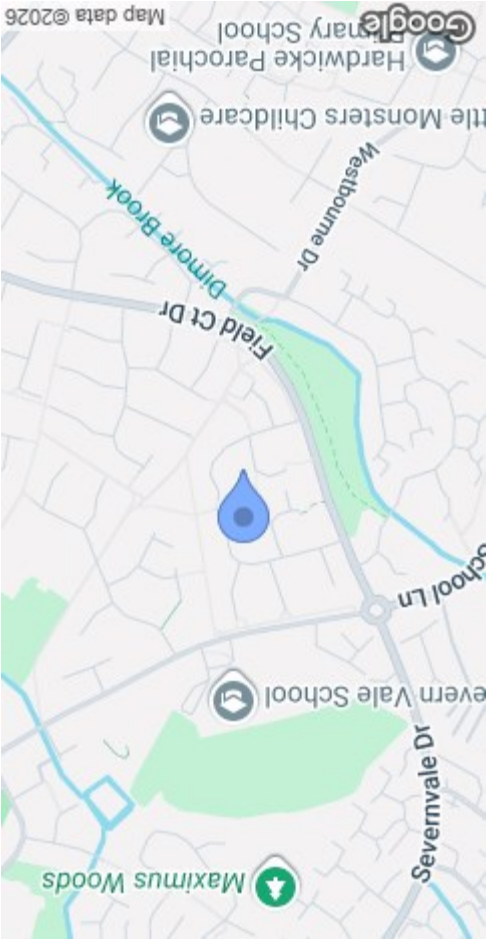


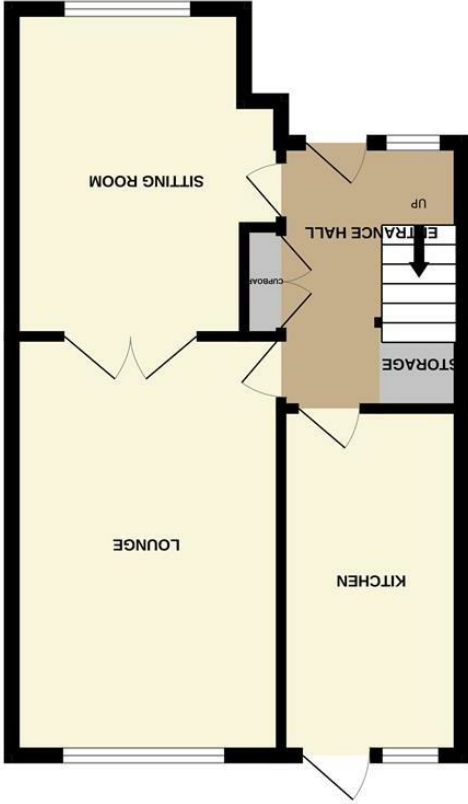
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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	
Current	7A
Future	90
Energy Efficiency Rating	
Current	7A
Future	90

Environmental Impact (CO ₂) Rating	
Current	7A
Future	90
Environmental Impact (CO ₂) Rating	
Current	7A
Future	90



1ST FLOOR



GROUND FLOOR



29 Pennine Close
Quedgeley, Gloucester GL2 4TP

£240,000

Much improved three bedroom two reception room terraced house with a modern fitted kitchen, gas fired central heating, upvc double glazing and a driveway providing off road parking situated within a good family friendly area.

Accommodation comprises hallway with a double storage cupboard, 16ft lounge, 16ft sitting room, 12ft fitted kitchen with a door onto the garden, landing that houses the boiler cupboard, bedroom one, bedroom two, bedroom three with built in storage and the bathroom with a white suite.

Outside you have a driveway providing off road parking and a low maintenance enclosed rear garden that is laid to gravel with flower borders.

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 double glazed panel to the side leads into:

ENTRANCE HALLWAY

Laminate flooring, stairs leading off with a storage recess under, vertical radiator, cloaks cupboard with hanging space and shelving.

LOUNGE

16'1 x 9'7 (4.90m x 2.92m)

Double radiator, tv point, downlighters, upvc double glazed window to rear elevation overlooking the garden.

SITTING ROOM

16'4 x 9'3 max (4.98m x 2.82m max)

Single radiator, laminate flooring, downlighters, upvc double glazed window to front elevation overlooking the surrounding area.

KITCHEN

12'7 x 5'3 (3.84m x 1.60m)

Modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, laminate flooring, upvc double glazed window and door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

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

BEDROOM 1

12'1 x 9'5 (3.68m x 2.87m)

Single radiator, upvc double glazed window to rear elevation overlooking the garden and surrounding area.

BEDROOM 2

12'2 x 8'4 (3.71m x 2.54m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 3

8'7 x 6'7 max (2.62m x 2.01m max)

Storage recess with hanging space and shelving, vertical radiator, upvc double glazed window to front elevation.

BATHROOM

9' x 5'5 (2.74m x 1.65m)

White suite comprising panelled bath with a shower unit over, pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, chrome heated towel rail, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a driveway providing off road parking.

To the rear there is an enclosed low maintenance garden area which is laid to gravel with a paved patio area, plants and bushes all surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

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.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

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 Bristol Road take the third exit at the roundabout passing Tesco Supermarket on the left hand side, go over the mini roundabout and proceed along taking the second exit at the next roundabout then taking the second left hand turning where signposted into Quantock Road turn left into Pennine Close where the property can be located.

PROPERTY SURVEYS

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

