



 **22 Brecon Close, Quedgeley**
Gloucester

Guide Price **£250,000**

22 Brecon Close

Quedgeley, Gloucester

Three Bedroom Terrace Home With Large Kitchen/Diner & Two Off Road Parking For Two Cars Located In Quedgeley With No Onward Chain!

The accommodation comprises of; Entrance hall, bathroom, living room, kitchen/diner & three GOOD sized bedrooms.

Further benefits; Upvc double glazing, gas central heating, an en-suite to bedroom one & a private enclosed rear garden!

Call us today to arrange your viewing on 01452 543200!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Large Kitchen/Diner
- Downstairs Bathroom & En-Suite To Bedroom One
- Two Off Road parking Spaces
- Enclosed Private Rear Garden
- No Onward Chain
- Ideal First Buy
- Three Good Sized Bedrooms
- Gas Central Heating
- Energy Rating C



Hallway

10' 0" x 3' 6" (3.06m x 1.07m)

Living Room

11' 9" x 10' 6" (3.58m x 3.21m)

Kitchen/Diner

20' 4" x 12' 6" (6.21m x 3.82m)

Bathroom

6' 6" x 5' 5" (1.98m x 1.66m)

Landing

5' 4" x 3' 0" (1.62m x 0.92m)

Bedroom One

11' 7" x 11' 7" (3.54m x 3.53m)

En-suite

8' 6" x 5' 7" (2.58m x 1.71m)

Bedroom Two

10' 0" x 9' 7" (3.04m x 2.91m)

Bedroom Three

9' 10" x 9' 3" (2.99m x 2.82m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

830 ft²

77.1 m²

Reduced headroom

31 ft²

2.9 m²

(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.

GIRAFFE360



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