



MICHAEL TUCK

The Agent with 5 star customer service

Review data based on 4.85 rating from 157 customers Sept15 to Sept17 on Reviews.co.uk

99%

of reviewers recommend
Michael Tuck Estate Agents



Squirrel Close, Quedgeley, Gloucester, GL2 4XT

1 Bedroom Ground Floor Flat

£79,950

Fantastic Condition
No Through Road
Upvc Double Glazing
Gas Central Heating

Enclosed Rear Garden
Parking To Front
Viewing Advised
Energy Rating E

01452 543200

Michael Tuck Quedgeley

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

www.michaeltuck.co.uk

Abbeymead

Sales 01452 612020

Lettings 01452 543061





Entrance

Approached via Upvc double glazed front door into:

Lounge/Bedroom 16' 11" x 9' 9" (5.15m x 2.97m)

Upvc double glazed window to front, television point, radiator, power points, fitted wardrobes, doors to Kitchen & bathroom.

Kitchen 8' 5" x 6' 11" (2.56m x 2.11m)

Upvc double glazed window & door to rear, eye & base level units with roll edge work surfaces, sink/drain, plumbing for washing machine, space for fridge/freezer, cooker point, power points, wall mounted combination boiler, part tiled walls, radiator, laminate wood flooring.

Bathroom

Upvc double glazed frosted window to rear, panelled bath with electric shower over, low level wc & pedestal wash hand basin, towel rail, radiator, towel rail.

Rear Garden

Private enclosed garden partly paved, mainly laid to lawn, shed.

Front

Parking space.

Tenure

Leasehold-999 year been put on by the current owner

DRAFT DETAILS – AWAITING VENDORS APPROVAL

Please note that these are draft details awaiting vendor approval

Viewing Strictly Through the Agent

Please call us on 01452 543200 or email estates.quedgeley@michaeltuck.co.uk to make an appointment.

Letting?

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 541561.

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.