



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



Lanham Gardens, Quedgeley, Gloucester, GL2 4BU

2 Bedroom Terraced House

£150,000

Upvc Double Glazing
Gas Central Heating
Two Bedrooms
Parking To Front

Viewing Advised
Enclosed Rear Garden
Energy Rating TBC
Lounge/Diner

01452 543200

Michael Tuck Quedgeley

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www.michaeltuck.co.uk

Abbeymead

Sales 01452 612020

Lettings 01452 543061





Entrance Hall

Fuse panel, power points, archway to;

Kitchen 8' 0" x 5' 5" (2.44m x 1.65m)

Upvc double glazed window to front, eye & base level units with roll edge work surfaces, integrated electric fan oven with gas hob and hood over, sink/drain, space for washing machine, fridge/freezer, wall mounted boiler, part tiled walls, power points.

Living Room 16' 5" x 12' 0" (5.00m x 3.65m)

Upvc double glazed window and door to rear, coving, power points, radiator, television point, telephone point, stairs to;

Landing

power point, loft access via hatch doors to all rooms;

Bedroom 1 10' 2" x 8' 1" (3.10m x 2.46m)

Upvc double glazed window to rear, radiator, power points, built in wardrobes television point.

Bedroom 2 9' 7" x 6' 10" (2.92m x 2.08m)

Upvc double glazed window to front, radiator, power points, built in wardrobes, storage cupboards.

Bathroom 10' 3" x 4' 10" (3.12m x 1.47m)

Velux window to front, suite comprising of low level w.c and pedestal wash hand basin, panelled bath with electric shower over, heated towel rail, tiled walls.

Rear Garden

Mainly paved, partly laid to lawn, garden shed.

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.queuedgeley@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.