



MICHAEL TUCK

The Agent with 5 star customer service

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99%

of reviewers recommend
Michael Tuck Estate Agents



Boulmer Avenue Kingsway, Quedgeley, Gloucester, GL2 2FX

2 Bedroom End Terrace House

£162,500

Upvc Double Glazing
Lounge/Diner
Enclosed Rear Garden
Viewing Advised

Two Double Bedrooms
Allocated Parking
Gas Central Heating
Energy Rating B

01452 543200

Michael Tuck Quedgeley

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

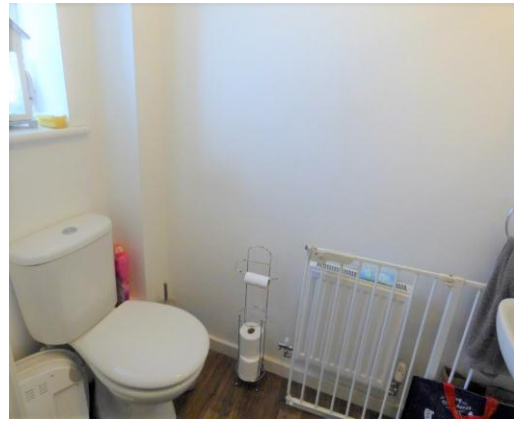
www.michaeltuck.co.uk

Abbeymead

Sales 01452 612020

Lettings 01452 543061





Entrance Hall

Radiator, fuse panel, central heating thermostat, doors to all rooms;

Cloakroom

Upvc double glazed frosted window to front, low level w.c & pedestal wash hand basin, radiator, extractor fan.

Kitchen 12' 8" x 6' 11" (3.86m x 2.11m)

Upvc double glazed window to front, eye & base level units with roll edge work surfaces, sink/drainer, integrated oven with gas hob & hood over, space for fridge freezer, washing machine and dish washer, power points, radiator, extractor fan, wall mounted boiler.

Lounge 14' 4" x 14' 0" (4.37m x 4.26m)

Upvc double glazed window to rear, upvc double glazed patio doors to rear, radiators, television point, under stairs storage cupboard, power points.

Landing

Power points, loft access via hatch, doors to all rooms;

Bedroom 1 11' 8" x 11' 4" (3.55m x 3.45m)

Upvc double glazed window to front, built in wardrobes, storage cupboard, radiator, television point, power points.

Bedroom 2 13' 11" x 9' 4" (4.24m x 2.84m)

Upvc double glazed window to rear, built in wardrobes, radiator, central heating thermostat, power points.

Bathroom

Suite comprising of; paneled bath with mains shower over, low level wc, pedestal wash hand basin, extractor fan, heated towel rail, part tiled walls.

Garden

Mainly laid to lawn, cold water tap, side access.

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.