



MICHAEL TUCK

The Agent with 5 star customer service



Ampney Drive Kingsway, Quedgeley, Gloucester, GL2 2HR

3 Bedroom Semi Detached House

£240,000

Upvc Double Glazing
Stunning Condition
En-Suite To Master
Enclosed Rear Garden

Kitchen/Diner
Garage & Off Road Parking
No Onward Chain
Energy Rating B

01452 543200

Michael Tuck Quedgeley

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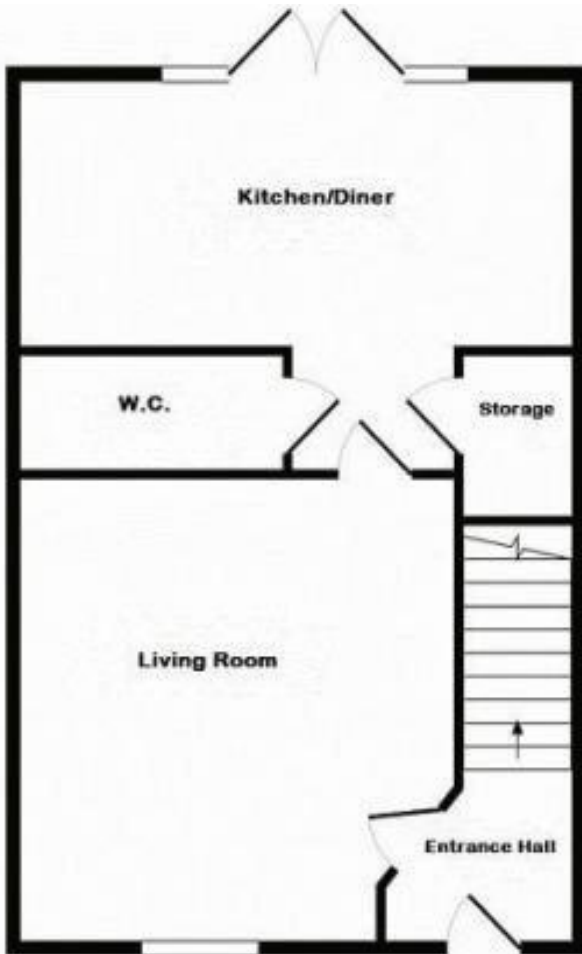
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Quedgeley

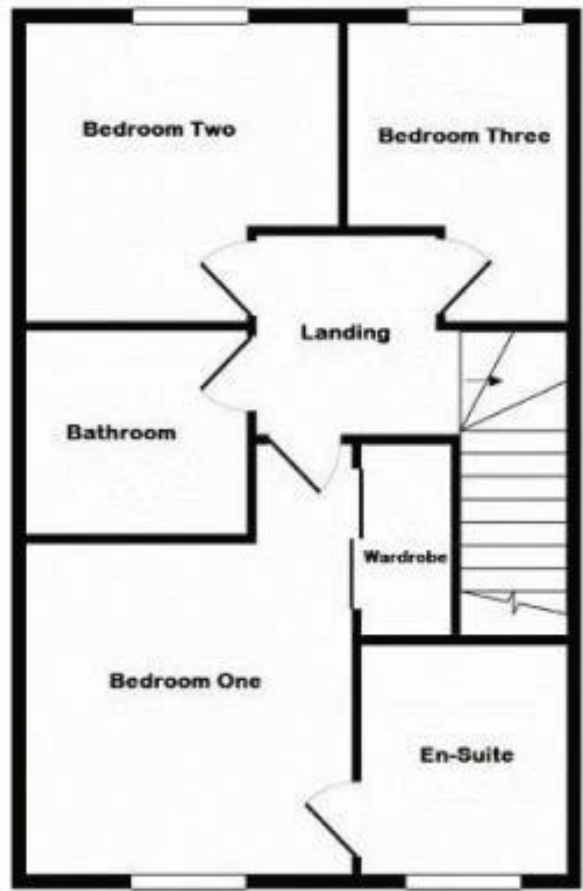
Sales 01452 543200

Lettings 01452 541561





Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Radiator, power points, fuse panel, stairs to first floor, door to;

Lounge 13' 10" x 12' 2" (4.21m x 3.71m)

Upvc double glazed window to front, television point, radiator, power points, inner hall;

Inner Hall

Under stairs storage cupboard, door to;

Cloakroom

Low level WC & pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

Kitchen/Diner 15' 6" x 10' 4" (4.72m x 3.15m)

Upvc double glazed patio door & window to rear, eye & base level units with roll edge work surfaces, integrated oven with gas hob & hood over, integrated dish washer, space and plumbing for all other utilities, radiator, wall mounted combination boiler in cupboard housing, power points, vinyl flooring, extraction fan.

First Floor Landing

Radiator, power points, loft access via hatch, doors to all rooms.

Bedroom 1 10' 2" x 9' 9" (3.10m x 2.97m)

Upvc double glazed window to front, radiator, television point, power points, built in wardrobes, door to;

En-suite

Upvc frosted double glazed window to front, shower cubicle with electric shower, part tiled walls, low level WC & pedestal wash hand basin, radiator, vinyl flooring.

Bedroom 2 9' 2" x 8' 7" (2.79m x 2.61m)

Upvc double glazed window to rear, radiator, power points.

Bedroom 3 12' 6" x 6' 8" (3.81m x 2.03m)

Upvc double glazed window to rear, radiator, power points.

Bathroom

Panelled bath with mains shower, low level WC & pedestal wash hand basin, radiator, part tiled walls, extractor fan, vinyl flooring.

Garden

Mainly laid to lawn, patio area, cold water tap, side door to garage.

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.

Selling?

Call us for a free no obligation valuation. Selling property in your area since 1983!

Please Note

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. Michael Tuck Estate Agents 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. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

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