



Hillcot Close, Quedgeley, Gloucester

Freehold

£350,000

**33 Hillcot Close, Quedgeley,  
Gloucester, Gloucestershire, GL2 4FU**

**£350,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**1 Bathrooms**



**3 Receptions**

### Features

- \*Upvc Double Glazing
- \* THREE Reception Rooms
- \*Large Kitchen/Breakfast Room
- \*Gas Central Heating
- \*Three DOUBLE Bedrooms
- \* Immaculate Throughout
- \*THREE Off Road Parking Spaces
- \* Energy Rating D

### Michael Tuck Estate and Letting Agents

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### The Property

Beautifully Presented Three DOUBLE Bedroom Detached Home Located In Hillcot Close, Quedgeley.

The accommodation on the ground floor; Entrance hall, cloakroom, living room, large kitchen/breakfast room, sun room, utility room & study!

On the top floor we have; Three DOUBLE bedrooms & re-fitted family bathroom.

Further benefits include; Gas central heating, upvc double glazing, driveway for three cars & an private enclosed rear garden!

Call us today to arrange your viewing on 01452 543200!

**Hallway** 5' 9" x 5' 0" (1.75m x 1.52m)

**Living Room** 14' 5" x 11' 8" (4.39m x 3.55m)

**Kitchen/Breakfast Room** 20' 0" x 7' 9" (6.09m x 2.36m)

**Kichen/Utility Area** 8' 0" x 7' 9" (2.44m x 2.36m)

**Study/Office** 7' 9" x 7' 7" (2.36m x 2.31m)

**Sunroom** 13' 0" x 9' 7" (3.96m x 2.92m)

**WC** 6' 5" x 2' 9" (1.95m x 0.84m)

**Landing** 8' 7" x 5' 9" (2.61m x 1.75m)

**Bedroom One** 10' 10" x 9' 8" (3.30m x 2.94m)

**Bedroom Two** 12' 5" x 8' 3" (3.78m x 2.51m)

**Bedroom Three** 10' 1" x 8' 11" (3.07m x 2.72m)

**Bathroom** 7' 2" x 5' 1" (2.18m x 1.55m)

**Rear Garden**

**Driveway**

### Additional Information

Additional Information provided by vendor:

Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – copper wire

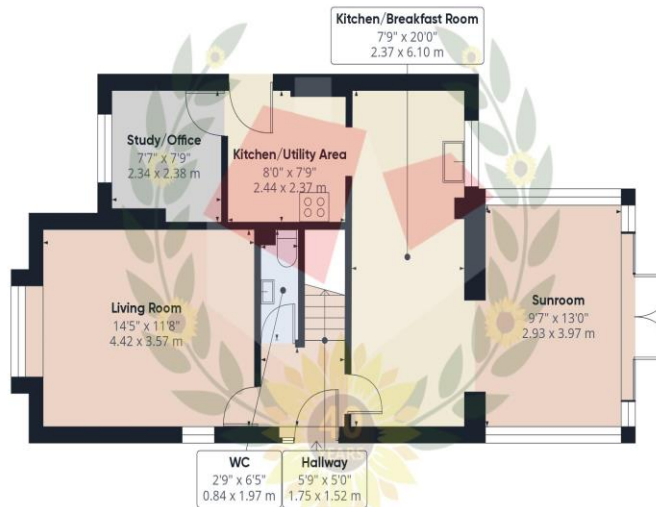




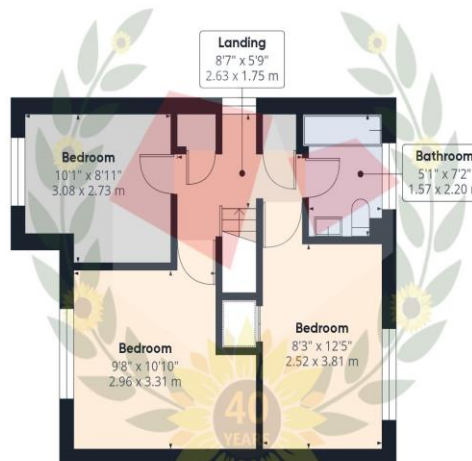








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1061.76 ft<sup>2</sup>  
 98.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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The position and size of doors, windows, appliances, and other features are approximate only.  
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