



**28 Ferry Gardens, Quedgeley**

Gloucester

In Excess of **£230,000**



# 28 Ferry Gardens

Quedgeley, Gloucester

Three DOUBLE Bedroom Terraced Home With NO ONWARD CHAIN Located In Ferry Gardens, Quedgeley!

The accommodation on the ground floor; Entrance porch, living/dining room & re-fitted kitchen.

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

Further benefits include; Gas central heating, upvc double glazing, private enclosed rear garden & off road parking for two cars!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1250 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

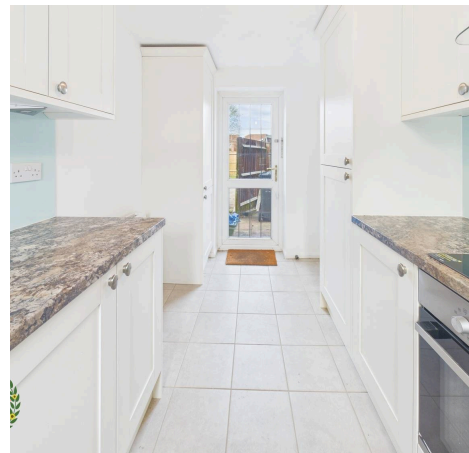
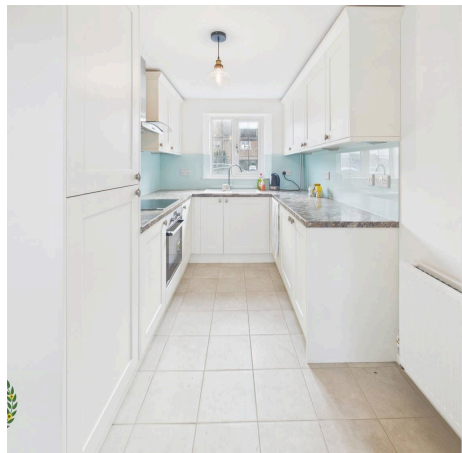
Call us today on 01452 543200 to arrange your viewing.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- No Onward Chain
- Three Double Bedrooms
- Re-Fitted Kitchen
- Two Off Road Parking Spaces
- Gas Central Heating
- Ideal First Buy
- Energy Rating D





**Entry**

Dimensions: 3' 3" x 3' 1" (0.99m x 0.94m).

**Living/Dining Room**

Dimensions: 17' 6" x 12' 6" (5.33m x 3.81m).

**Kitchen**

Dimensions: 12' 5" x 7' 3" (3.78m x 2.21m).

**Landing**

Dimensions: 11' 7" x 2' 8" (3.53m x 0.81m).

**Bedroom One**

Dimensions: 12' 5" x 8' 11" (3.78m x 2.72m).

**Bedroom Two**

Dimensions: 11' 4" x 8' 5" (3.45m x 2.56m).

**Bedroom Three**

Dimensions: 9' 6" x 7' 3" (2.89m x 2.21m).

**Bathroom**

Dimensions: 9' 6" x 5' 0" (2.89m x 1.52m).

**Rear Garden****Two Off Road Parking Spaces****Additional Information**

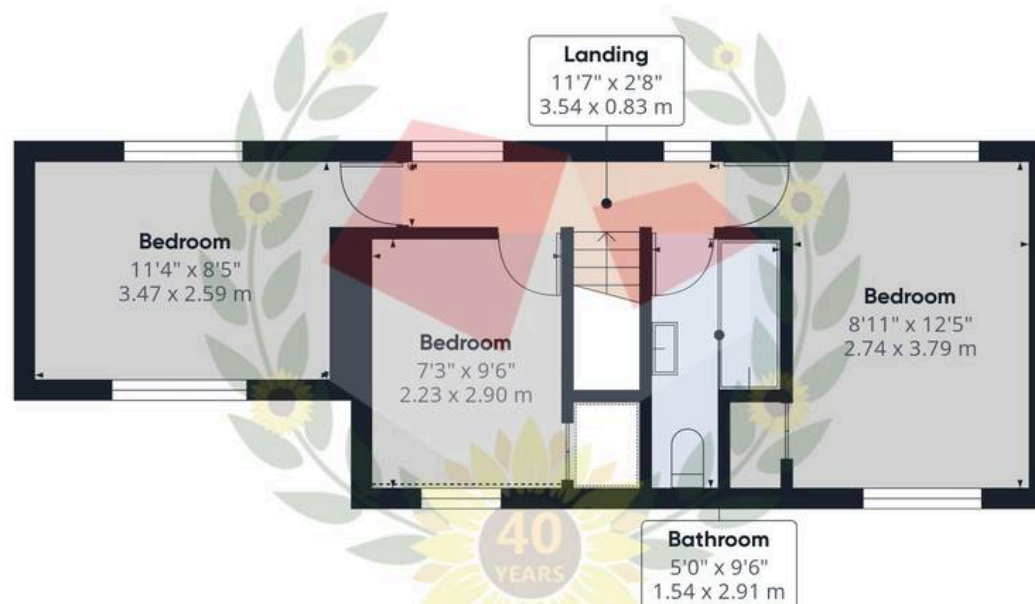
Additional Information provided by vendor: Utilities •  
Electricity – mains • Gas – mains • Water – mains •  
Sewerage – mains • Broadband – copper wire







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

705.24 ft<sup>2</sup>

65.52 m<sup>2</sup>

**Reduced headroom**

13.01 ft<sup>2</sup>

1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360





## Michael Tuck Quedgeley

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