



**Weavers Road, Quedgeley, Gloucester**

Freehold

**Offers Over £260,000**

**2 Weavers Road, Quedgeley,  
Gloucester, Gloucestershire, GL2 4WX**

## Offers Over £260,000

Freehold. Council Tax Band D



**3 Bedrooms**



**1 Bathrooms**



**2 Receptions**

### Features

- \*Gas Central Heating
- \* Popular Location
- \*Potential To Extend Subject To Planning Approval
- \*Single Garage & Parking
- \*No Onward Chain
- \* Two Reception Rooms
- \*Large Rear Garden
- \* Energy Rating D

### Michael Tuck Estate and Letting Agents

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### The Property

Three Bedroom Link-Detached Home In Need Of Updating Located In Weavers Road, Quedgeley Offered To The Market With No Onward Chain!

The accommodation comprises of; Entrance hall, cloakroom, living room, dining room, kitchen & conservatory!

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

Further benefits include; Gas central heating, single garage and driveway, a large enclosed rear garden and potential to extend subject to planning permission!

Call us today to arrange your viewing on 01452 543200.

**Entry** 4' 5" x 3' 6" (1.35m x 1.07m)

**Hallway** 14' 2" x 7' 0" (4.31m x 2.13m)

**WC** 6' 9" x 3' 7" (2.06m x 1.09m)

**Living Room** 14' 5" x 12' 0" (4.39m x 3.65m)

**Dining Room** 11' 1" x 10' 9" (3.38m x 3.27m)

**Kitchen** 11' 2" x 8' 1" (3.40m x 2.46m)

**Sunroom** 10' 3" x 8' 6" (3.12m x 2.59m)

**Landing** 10' 11" x 5' 11" (3.32m x 1.80m)

**Bathroom** 7' 0" x 6' 2" (2.13m x 1.88m)

**Bedroom One** 14' 5" x 13' 1" (4.39m x 3.98m)

**Bedroom Two** 11' 3" x 10' 3" (3.43m x 3.12m)

**Bedroom Three** 8' 8" x 8' 3" (2.64m x 2.51m)

**Garage & Driveway** 17' 1" x 8' 4" (5.20m x 2.54m)

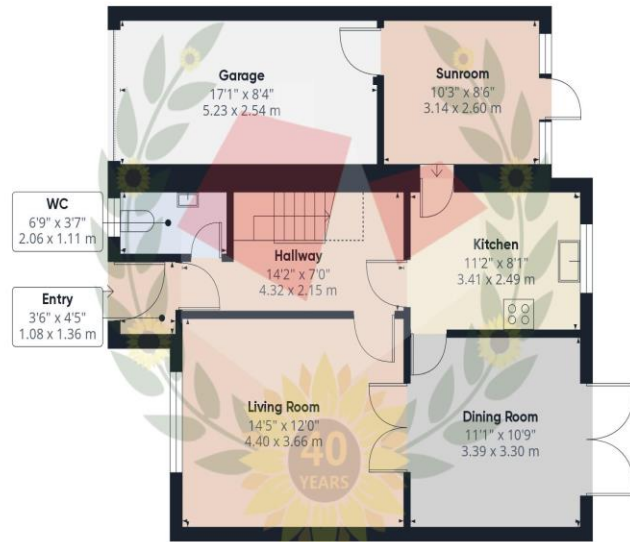
### Additional Information

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

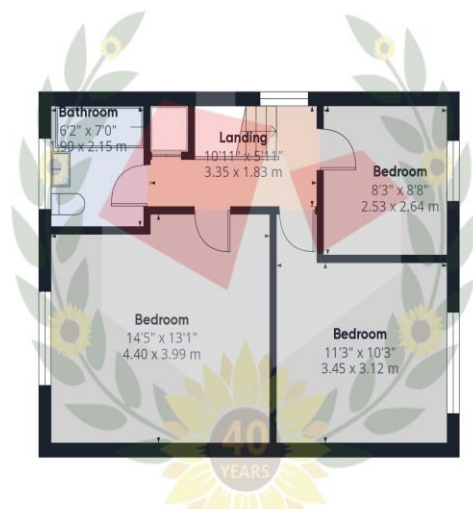








Ground Floor



**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

Floor 1

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



**Approximate total area<sup>(1)</sup>**  
 1211.79 ft<sup>2</sup>  
 112.58 m<sup>2</sup>  
**Reduced headroom**  
 12.69 ft<sup>2</sup>  
 1.18 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.

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