



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**30 Goose Bay Drive Kingsway, Quedgeley**

Gloucester

In Excess of **£285,000**



# 30 Goose Bay Drive Kingsway

Quedgeley, Gloucester

Immaculate THREE DOUBLE BEDROOM Semi-Detached Home With Garage & Parking Located On Goose Bay Drive, Kingsway!

In brief the property comprises of; entrance hallway, spacious lounge, modern fitted kitchen/diner, downstairs cloakroom, first floor landing, three double bedrooms, family bathroom and en-suite to bedroom one.

Benefits include; upvc double glazing throughout, modern gas central heating, enclosed rear garden, garage and off road parking!

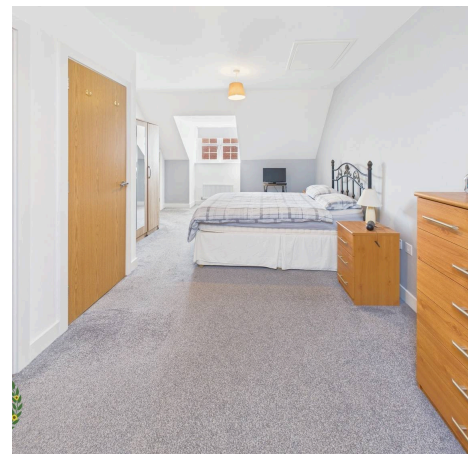
This fantastic property boasts generous living space & spacious bedrooms and is conveniently located within walking distance to a range of local amenities.

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Enclosed Rear Garden
- En-Suite To Bedroom One
- Three Double Bedrooms
- Garage & Off Road Parking
- Upvc Double Glazing
- Immaculate Condition
- Modern Fitted Kitchen/Diner
- Energy Rating B





**Entrance Hallway**

Dimensions: 15' 9" x 3' 8" (4.80m x 1.12m).

**Cloakroom**

Dimensions: 5' 6" x 2' 1" (1.68m x 0.63m).

**Kitchen/Diner**

Dimensions: 15' 9" x 8' 8" (4.80m x 2.64m).

**Lounge**

Dimensions: 15' 10" x 10' 9" (4.82m x 3.27m).

**First Floor Landing**

Dimensions: 10' 0" x 3' 6" (3.05m x 1.07m).

**Bedroom 2**

Dimensions: 15' 9" x 10' 0" (4.80m x 3.05m).

**Bedroom 3**

Dimensions: 14' 7" x 8' 10" (4.44m x 2.69m).

**Bathroom**

Dimensions: 6' 9" x 5' 7" (2.06m x 1.70m).

**Second Floor Landing**

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

**Bedroom 1**

Dimensions: 20' 4" x 12' 0" (6.19m x 3.65m).

**En-suite**

Dimensions: 6' 6" x 6' 2" (1.98m x 1.88m).

**Garden****Garage & Parking****Additional Information**

Additional Information provided by vendor: Utilities •  
Electricity – mains • Gas – mains • Water – mains •  
Sewerage – mains • Broadband – fibre to premises





Ground Floor



Floor 1



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

1065.4 ft<sup>2</sup>

98.98 m<sup>2</sup>

Reduced headroom

9.64 ft<sup>2</sup>

0.9 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.

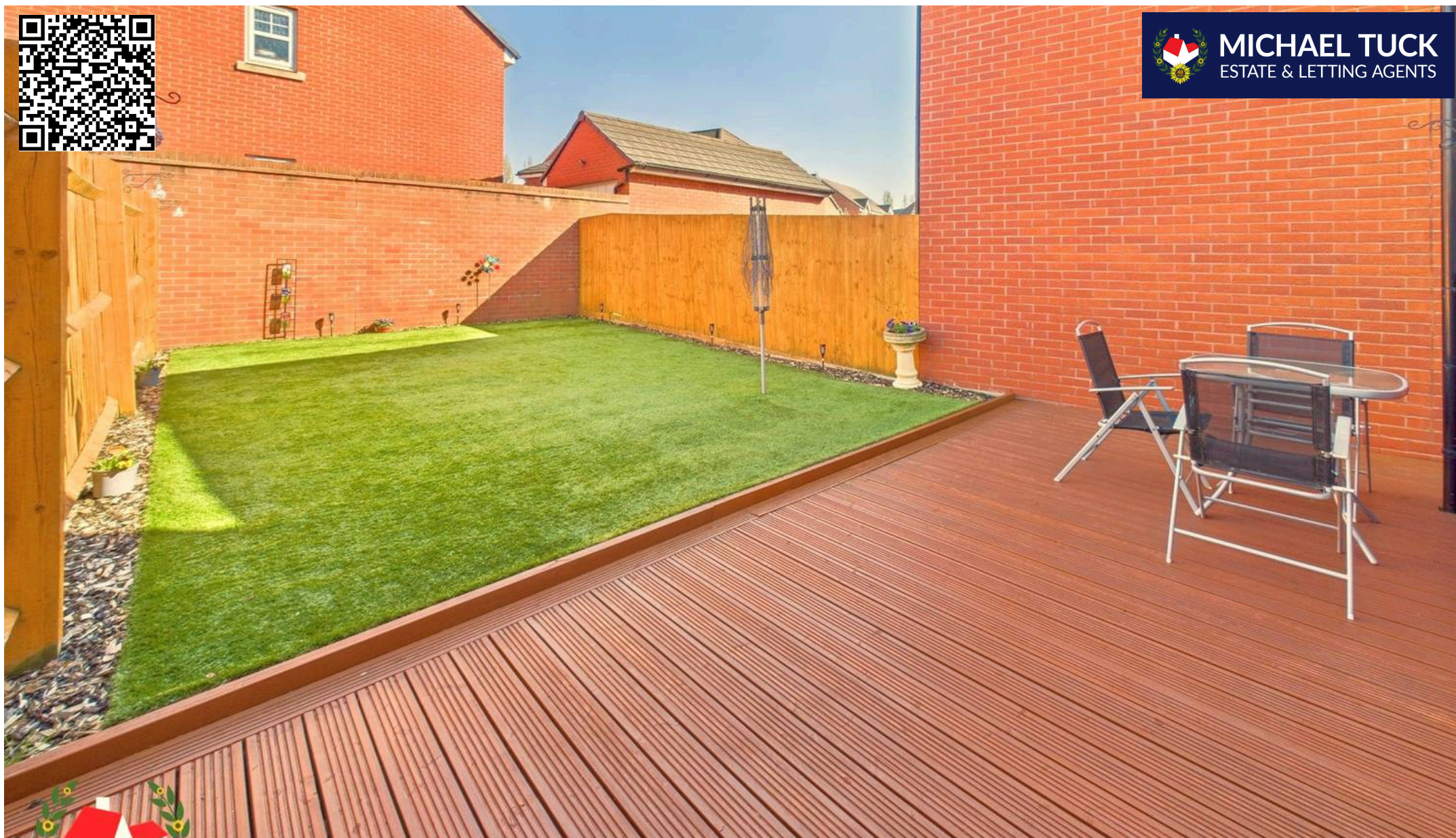
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2





## Michael Tuck Quedgeley

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