



MICHAEL TUCK
ESTATE & LETTING AGENTS



122 Church Drive, Quedgeley

Gloucester

£360,000

122 Church Drive

Quedgeley, Gloucester

MICHAEL TUCK ESTATE AGENTS are delighted to welcome to the market this spacious extended three bedroom detached family home situated on a quiet and sought after cul-de-sac in Quedgeley! In brief the property comprises of; Entrance hall, utility room, cloakroom, spacious lounge, kitchen/dining room, three good sized bedrooms & family bathroom.

Benefits include; upvc double glazing, gas central heating, enclosed rear garden, garage & off road parking for multiple cars!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1550pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

To arrange a viewing call us today on 01452 543200.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- Garage & Driveway
- Extended
- Cul-De-Sac Position
- Enclosed Private Rear Garden
- Two Reception Rooms
- Updated Shower Room
- Energy Rating D



Entrance Hall

Dimensions: 11' 3" x 4' 2" (3.43m x 1.27m).

Utility room

Dimensions: 10' 6" x 2' 10" (3.20m x 0.86m).

Cloakroom**Living Room**

Dimensions: 14' 5" x 10' 9" (4.39m x 3.27m).

Kitchen/Diner

Dimensions: 18' 9" x 8' 6" (5.71m x 2.59m).

Landing**Bedroom One**

Dimensions: 11' 8" x 11' 5" (3.55m x 3.48m).

Bedroom Two

Dimensions: 12' 0" x 8' 11" (3.65m x 2.72m).

Bedroom Three

Dimensions: 8' 6" x 7' 1" (2.59m x 2.16m).

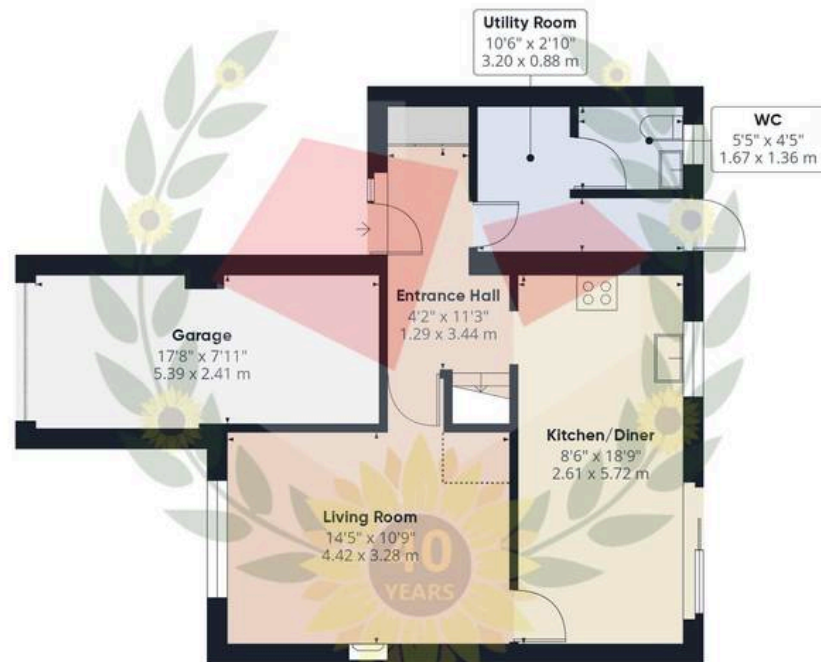
Bathroom

Dimensions: 6' 5" x 5' 7" (1.95m x 1.70m).

Rear Garden**Garage & 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⁽¹⁾

1042 ft²

96.8 m²

Reduced headroom

8 ft²

0.8 m²

(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.

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Michael Tuck Quedgeley

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