



**15 Mallard Close, Quedgeley**

Gloucester

**£230,000**



# 15 Mallard Close

Quedgeley, Gloucester

Situated in a serene cul-de-sac location, this charming property is a prime opportunity for those seeking their first home. Boasting a host of features, this residence offers a comfortable lifestyle with its two DOUBLE bedrooms, ideal for individuals or small families. The interior is enhanced by the modern convenience of Gas Central Heating and Upvc Double Glazing, ensuring a cosy atmosphere throughout the seasons.

In summary, this property harmoniously combines functionality with comfort, making it an ideal choice for those seeking their first home. Don't miss out on the opportunity to make this quiet haven your own.

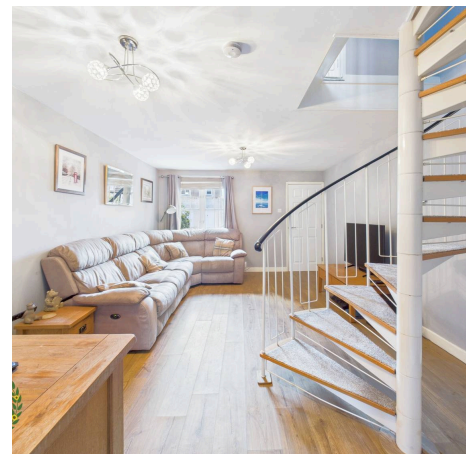
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- Off Road Parking For Two Cars
- Enclosed Rear Garden
- Gas Central Heating
- Ideal First Time Buy
- Two DOUBLE Bedrooms
- Quiet Cul-De-Sac Location
- Energy Rating D





### Entrance Porch

### Living/Dining Room

17' 2" x 12' 4" (5.22m x 3.76m)

### Kitchen

12' 3" x 7' 7" (3.74m x 2.31m)

### Landing

### Bedroom One

12' 4" x 10' 0" (3.76m x 3.06m)

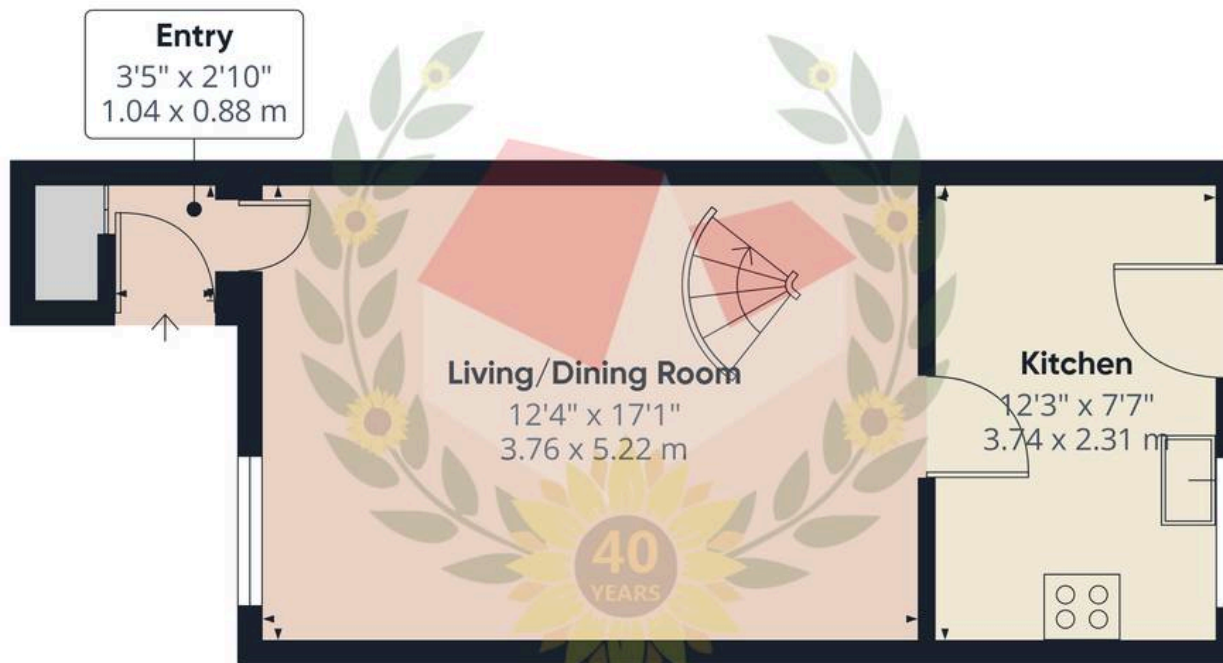
### Bedroom Two

12' 4" x 7' 8" (3.76m x 2.33m)

### Shower Room

6' 11" x 5' 9" (2.10m x 1.74m)





Ground Floor



Floor 1

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

625 ft<sup>2</sup>  
58 m<sup>2</sup>

**Reduced headroom**

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

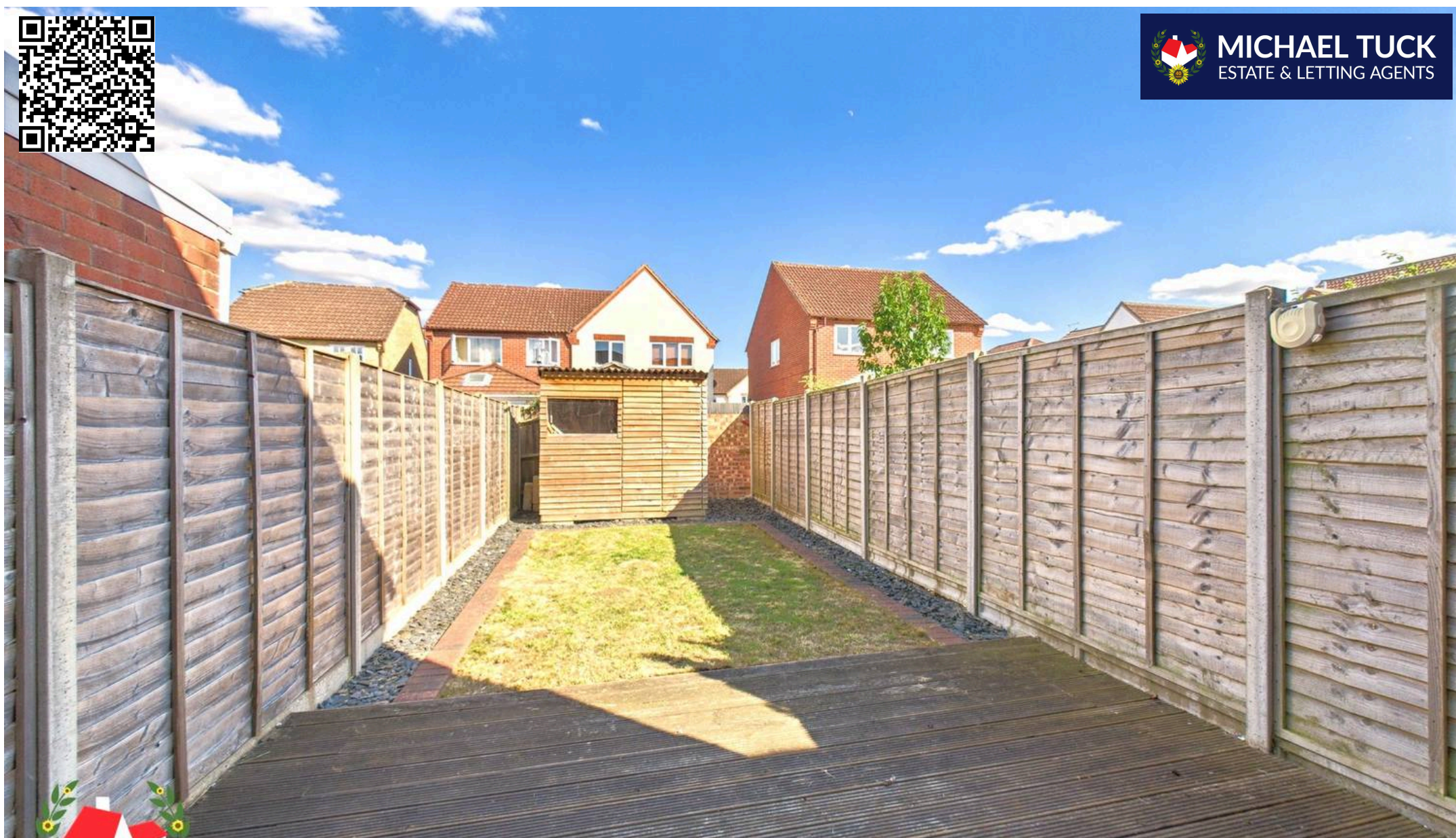
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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