



**42 Millers Dyke, Quedgeley**  
Gloucester

In Excess of **£185,000**



# 42 Millers Dyke

Quedgeley, Gloucester

Two Bedroom Terraced Home In Need Of Updating  
Located In Millers Dyke, Quedgeley Offered To The  
Market With No Onward Chain!

This property would make an ideal first time buy or  
B-T-L investment.

Property for sale through Michael Tuck Estate  
Agents. Rental value of £875pcm, 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: C

EPC Environmental Impact Rating: C

- Upvc Double Glazing
- Two Off Road Parking Spaces
- No Onward Chain
- Gas Central Heating
- In Need Of Updating
- Ideal FTB Or BTL
- Fantastic Position
- Energy Rating C





**Hallway**

Dimensions: 7' 2" x 3' 8" (2.18m x 1.12m).

**Living/Dining Room**

Dimensions: 15' 8" x 12' 0" (4.77m x 3.65m).

**Kitchen**

Dimensions: 8' 1" x 7' 4" (2.46m x 2.23m).

**Landing**

Dimensions: 5' 10" x 2' 11" (1.78m x 0.89m).

**Bedroom One**

Dimensions: 10' 1" x 8' 11" (3.07m x 2.72m).

**Bedroom Two**

Dimensions: 11' 3" x 7' 2" (3.43m x 2.18m).

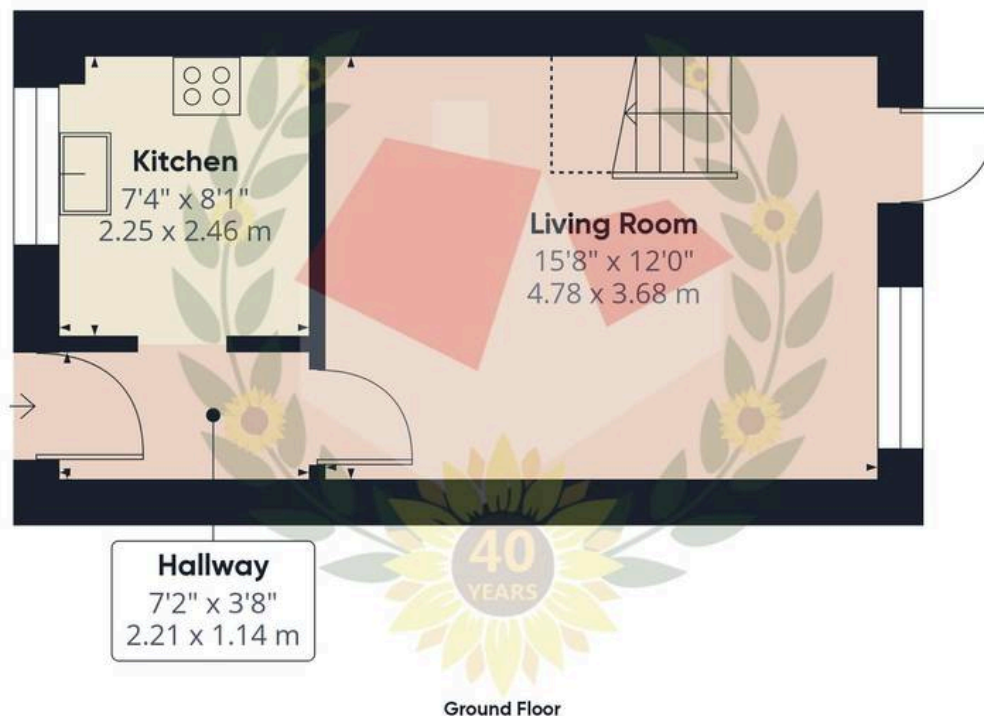
**Bathroom**

Dimensions: 7' 11" x 4' 10" (2.41m x 1.47m).

**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





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

524.31 ft<sup>2</sup>

48.71 m<sup>2</sup>

**Reduced headroom**

14.34 ft<sup>2</sup>

1.33 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





## Michael Tuck Quedgeley

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