



MICHAEL TUCK
ESTATE & LETTING AGENTS

38 Naas Lane, Quedgeley

Gloucester

£360,000

38 Naas Lane

Quedgeley, Gloucester

Well Presented Three DOUBLE Bedroom Semi-Detached Home Located on the Popular Naas Lane, Quedgeley With No Onward Chain!

The property on the ground floor comprises of; Entry porch, hallway, dining room, living room, kitchen & shower room.

Upstairs offers three DOUBLE bedrooms & family bathroom.

Further benefits include; UPVC double glazing, gas central heating, parking for multiple cars, garage with electric roller doors & a large private enclosed rear garden!

This accommodation is well located for access to local schools, shops, doctors surgeries and just a short drive from Gloucester city centre and the M5!

Contact us on 01452 543200 to schedule your viewing today!

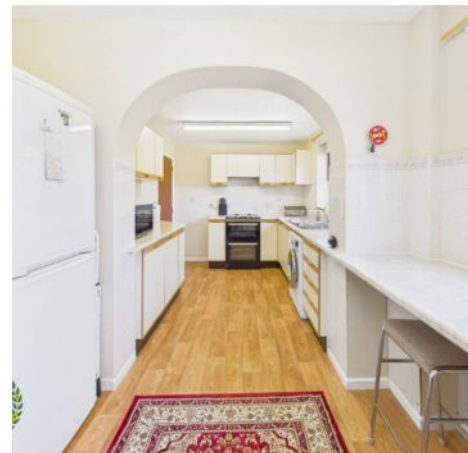
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Upvc Double Glazing
- Large Driveway
- No Onward Chain
- Downstairs W.C & Wetroom
- Gas Central Heating
- Private Enclosed Rear Garden
- Three DOUBLE Bedrooms
- Energy Rating D



Entry Porch

Hallway

13' 5" x 5' 11" (4.09m x 1.80m)

Dining Room

13' 9" x 10' 0" (4.18m x 3.04m)

Living Room

13' 5" x 12' 6" (4.08m x 3.81m)

Kitchen

17' 10" x 8' 6" (5.44m x 2.58m)

Inner Hallway

Shower Room

6' 2" x 5' 6" (1.88m x 1.67m)

Landing

Bedroom One

11' 9" x 9' 11" (3.57m x 3.03m)

Bedroom Two

12' 6" x 8' 9" (3.81m x 2.66m)

Bedroom Three

9' 7" x 9' 0" (2.92m x 2.74m)

Bathroom

8' 1" x 6' 7" (2.47m x 2.01m)

Rear Garden

Driveway

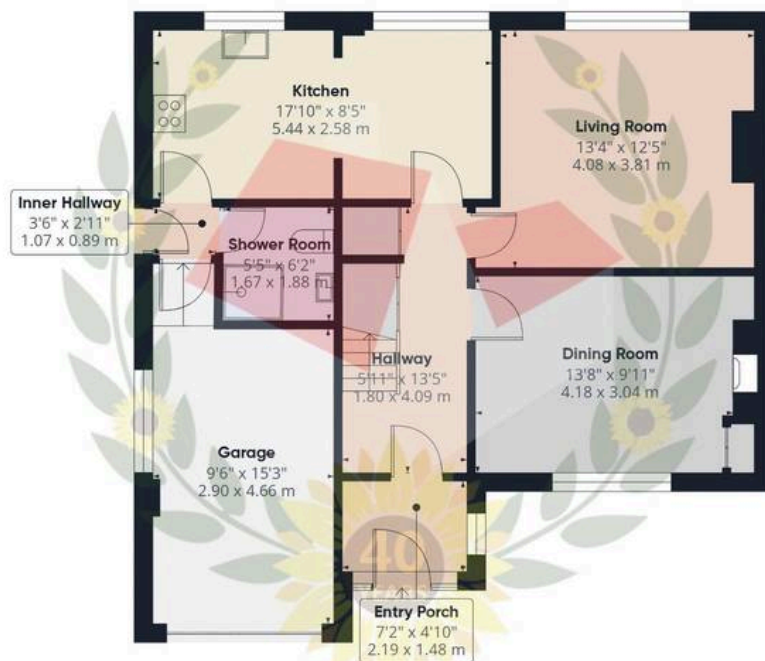
Garage

Dimensions: 15' 3" x 9' 6" (4.64m x 2.89m).

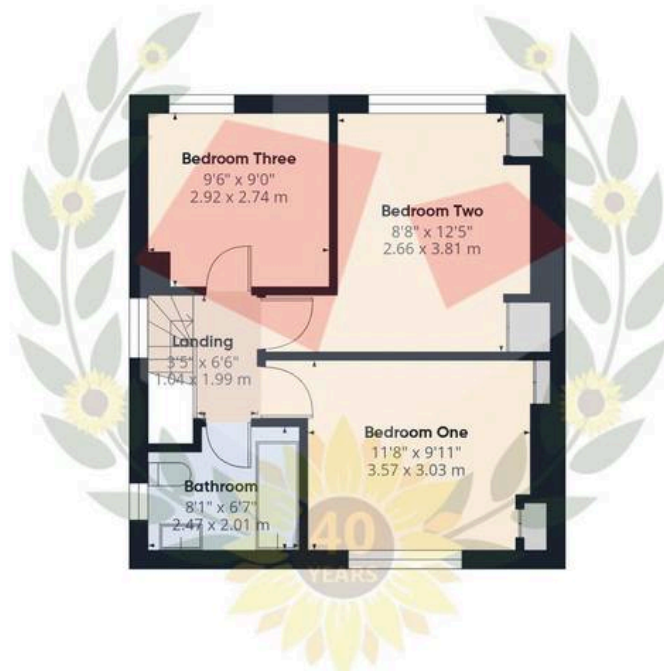
Additional Information

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⁾

1197 ft²

111.3 m²

(1) Excluding balconies and terraces

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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