



**32 Water Meadow, Quedgeley**  
Gloucester

**£200,000**



## 32 Water Meadow

Quedgeley, Gloucester

Two Bedroom Terraced Home Located In Water Meadow, Quedgeley With NO ONWARD CHAIN Ideal For First Time Buyers!

The accommodation on the ground floor; Entry, living/dining room & kitchen.

On the top floor we have; Two DOUBLE bedrooms & bathroom.

Further benefits include; Gas central heating, upvc double glazing, off road parking for TWO cars & a private enclosed rear garden!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £950 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Energy Rating D
- Gas Central Heating
- Two Good Sized Bedrooms
- No Onward Chain
- Ideal First Buy
- Upvc Double Glazing
- Private Enclosed Rear Garden
- Two Off Road Parking Spaces





### Entrance Hallway

### Kitchen

Dimensions: 9' 1" x 7' 4" (2.77m x 2.23m).

### Living/Dining Room

Dimensions: 15' 1" x 12' 8" (4.59m x 3.86m).

### Landing

### Bedroom One

Dimensions: 12' 6" x 9' 6" (3.81m x 2.89m).

### Bedroom Two

Dimensions: 12' 6" x 7' 5" (3.81m x 2.26m).

### Bathroom

Dimensions: 9' 6" x 5' 1" (2.89m x 1.55m).

### Rear Garden

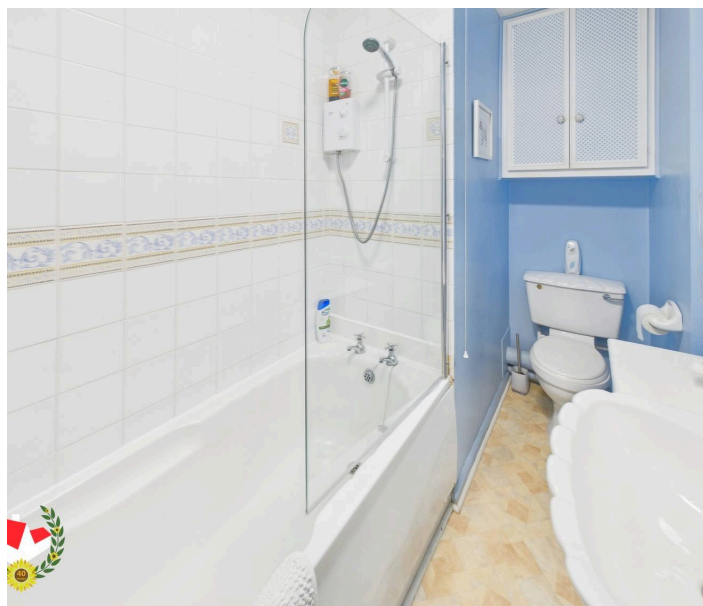
### Two Off Road Parking Spaces

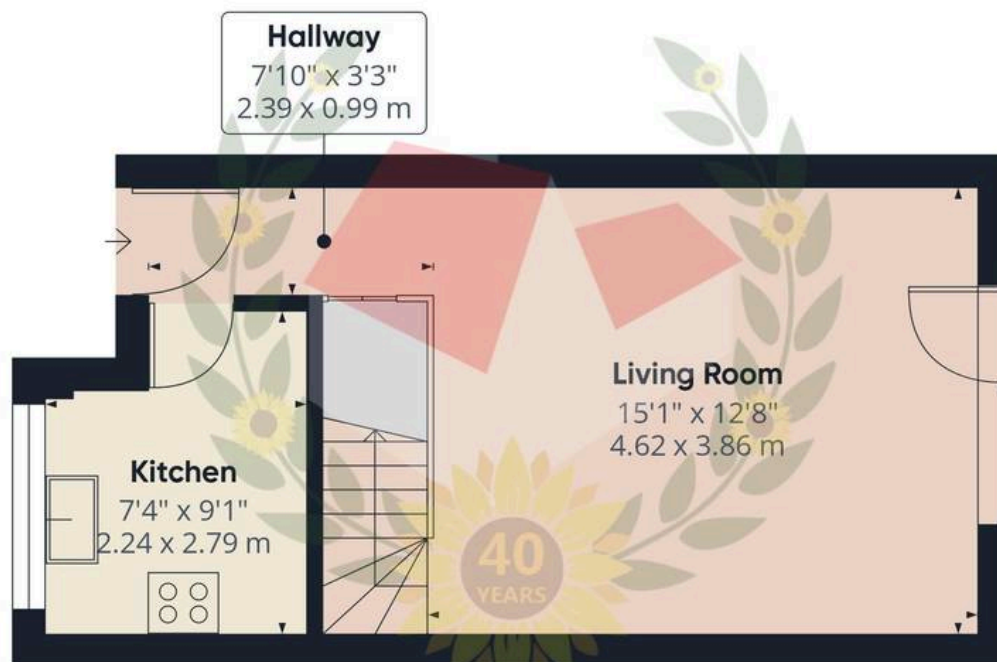
### Additional Information

Additional Information provided by vendor: Utilities •

Electricity – mains • Gas – mains • Water – mains •

Sewerage – mains • Broadband – copper wire





Ground Floor

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

599 ft<sup>2</sup>

55.5 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360





## Michael Tuck Quedgeley

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