



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**27 Waterside Close, Quedgeley**

Gloucester

**£255,000**



# 27 Waterside Close

Quedgeley, Gloucester

Immaculate Two DOUBLE Bedroom End-Terrace Home With Ample Parking Located In Waterside Close, Quedgeley!

The accommodation on the ground floor comprises of; Entry, re-fitted kitchen/breakfast room & living/dining room.

On the top floor we have: Two good sized DOUBLE bedrooms & re-fitted family bathroom.

Further benefits include; Gas central heating, upvc double glazing, built in wardrobes/storage cupboards, office space located in the rear garden & off road parking for THREE cars!

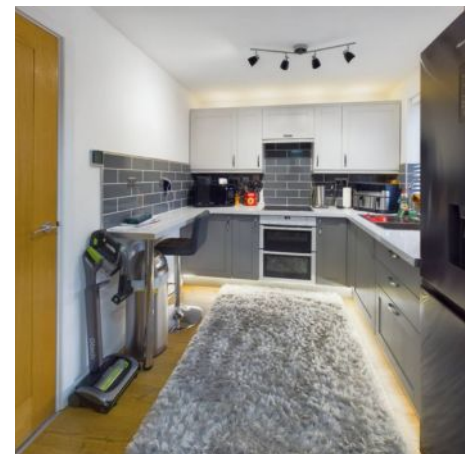
Call us today on 01452 543200 to avoid disappointment!

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Re-Fitted Bathroom
- Upvc Double Glazing
- Immaculate Condition Throughout
- Energy Rating C
- Re-Fitted Kitchen
- Parking For Three Cars
- Two Double Bedrooms
- Gas Central Heating





## Entry

## Kitchen/Breakfast Room

Dimensions: 12' 2" x 7' 11" (3.71m x 2.41m).

## Living/Dining Room

Dimensions: 16' 7" x 11' 8" (5.05m x 3.55m).

## Landing

## Bedroom 1

Dimensions: 10' 2" x 9' 5" (3.10m x 2.87m).

## Bedroom 2

Dimensions: 9' 1" x 8' 7" (2.77m x 2.61m).

## Bathroom

Dimensions: 6' 1" x 5' 6" (1.85m x 1.68m).

## Rear Garden

## Office

Dimensions: 8' 6" x 7' 9" (2.59m x 2.36m).

## Off Road Parking For Three Cars

## Additional Information

Additional Information provided by vendor: Utilities •  
Electricity – mains • Gas – mains • Water – mains •  
Sewerage – mains • Broadband – fibre to premises





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

720.53 ft<sup>2</sup>

66.94 m<sup>2</sup>

**Reduced headroom**

14.68 ft<sup>2</sup>

1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

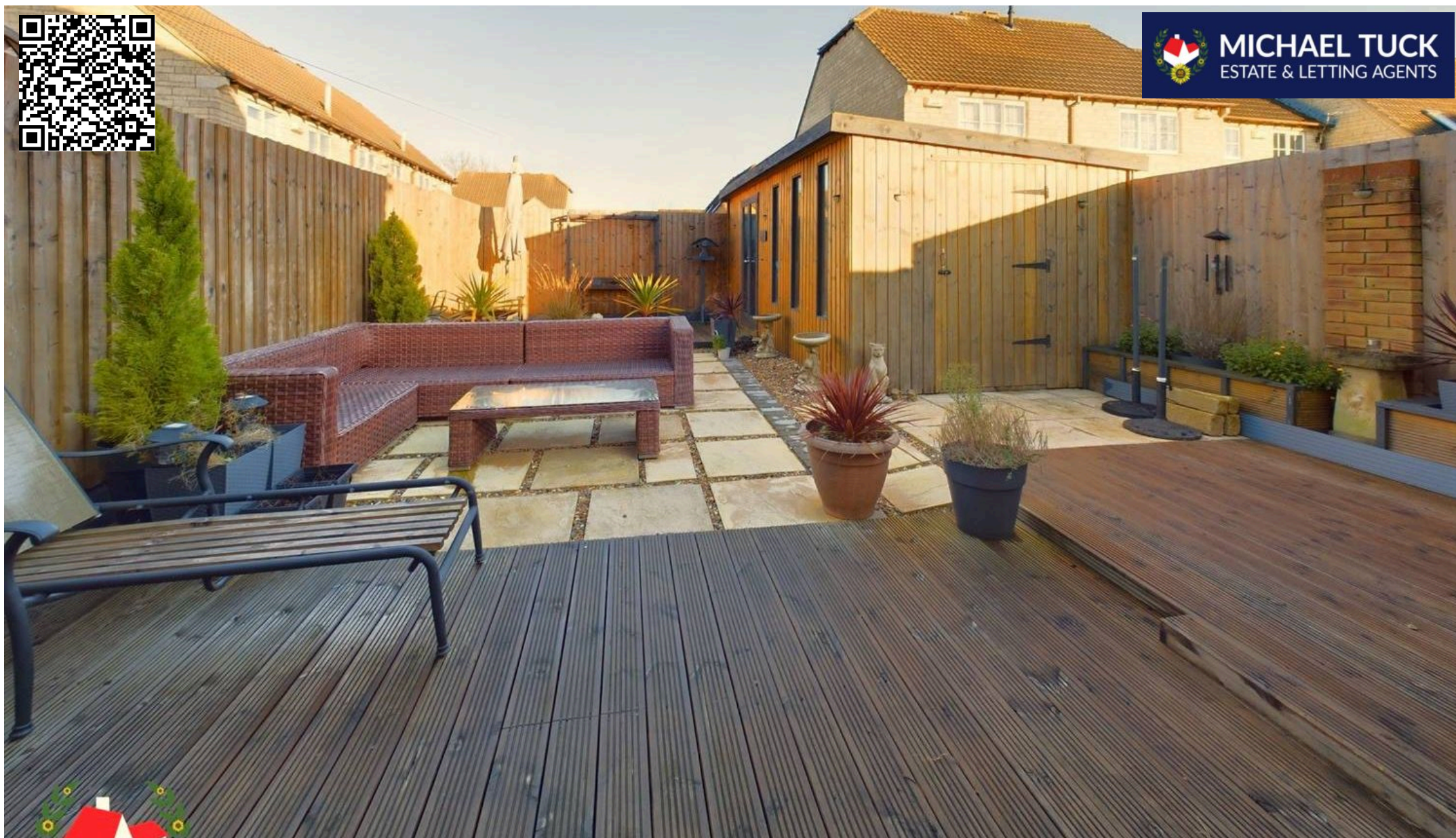
Below 5 ft/1.5 m

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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