



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**23 Woolstrop Way, Quedgeley**  
Gloucester

**£280,000**



# 23 Woolstrop Way

Quedgeley, Gloucester

Two Bedroom Detached Bungalow Located In Woolstrop Way, Quedgeley Advertised With No Onward Chain!

The accommodation comprises of; Entrance hall, living/dining room, inner hallway, kitchen & two good sized bedrooms!

Further benefits include; Gas central heating, double glazing, potential for a side extension subject to planning permissions, private rear garden & off road parking for two cars with potential for more! Property for sale through Michael Tuck Estate Agents. Approximate potential rental value of £1300pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Private Rear Garden
- Double Glazing
- Potential To Extend Subject To Planning Permission
- Off Road Parking
- Sought After Location
- Gas Central Heating
- Energy Rating D





### Entrance Hall

### Living/Dining Room

17' 10" x 10' 8" (5.43m x 3.25m)

### Inner Hallway

### Kitchen

10' 5" x 7' 1" (3.17m x 2.16m)

### Bedroom One

13' 1" x 10' 8" (3.98m x 3.25m)

Dimensions: 13' 1" x 10' 8" (3.98m x 3.25m).

### Bedroom Two

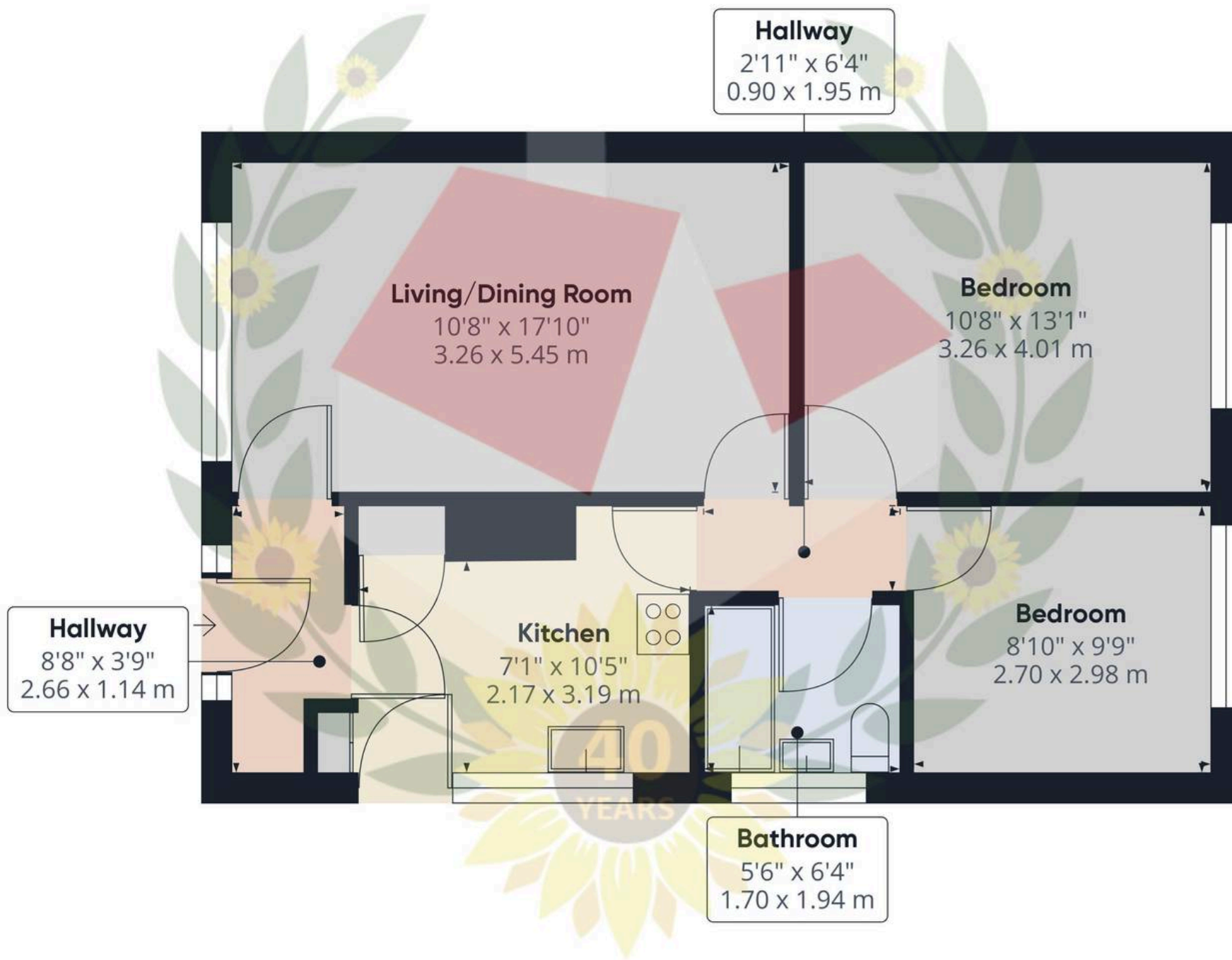
9' 9" x 8' 10" (2.97m x 2.69m)

### Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)







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

595.99 ft<sup>2</sup>

55.37 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Michael Tuck Quedgeley

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