



**36 Brize Avenue Kingsway, Quedgeley**

Gloucester

Guide Price **£325,000**



# 36 Brize Avenue Kingsway

Quedgeley, Gloucester

Presenting this immaculate four bedroom three story property located in Brize Avenue, Kingsway. The interior boasts pristine condition throughout with Upvc double glazing and gas central heating offering comfort and energy efficiency. This property offers four good sized bedrooms along with a spacious kitchen/diner which provides a perfect hub for family gatherings. Bedroom one features an en-suite for added convenience and privacy.

A single garage and off-road parking space ensure ample room for vehicle or storage needs. This home is ideal for a family looking for a comfortable and practical living space so don't miss the opportunity to make this property your own.

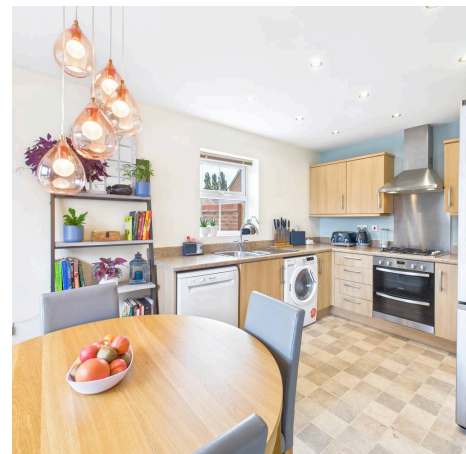
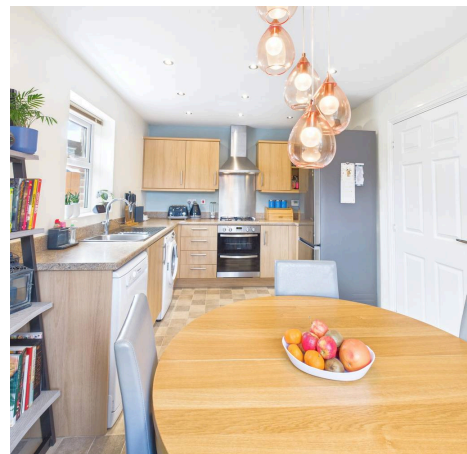
Call us today to arrange your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Upvc Double Glazing
- Single Garage & Off Road Parking Space
- Immaculate Condition Throughout
- En-Suite To Bedroom One
- Large Rear Garden
- Kitchen/Diner
- Gas Central Heating
- Ideal Family Home
- Energy Rating C





### Entrance Hall

### Cloakroom

### Kitchen/Diner

13' 11" x 9' 4" (4.25m x 2.84m)

### Living Room

16' 2" x 11' 7" (4.92m x 3.54m)

### First Floor Landing

### Bedroom Two

13' 5" x 9' 4" (4.08m x 2.84m)

### Bedroom Three

12' 8" x 9' 5" (3.86m x 2.87m)

### Bedroom Four

7' 4" x 6' 9" (2.23m x 2.06m)

### Bathroom

6' 8" x 5' 8" (2.03m x 1.72m)

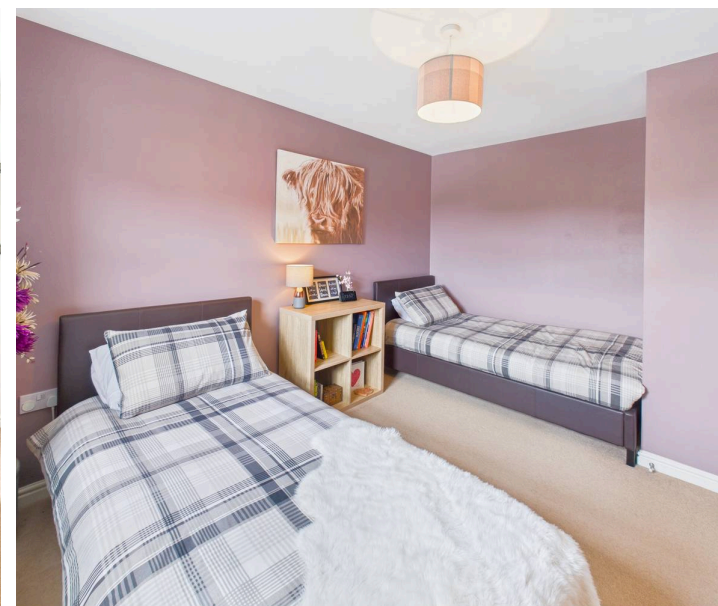
### Second Floor Landing

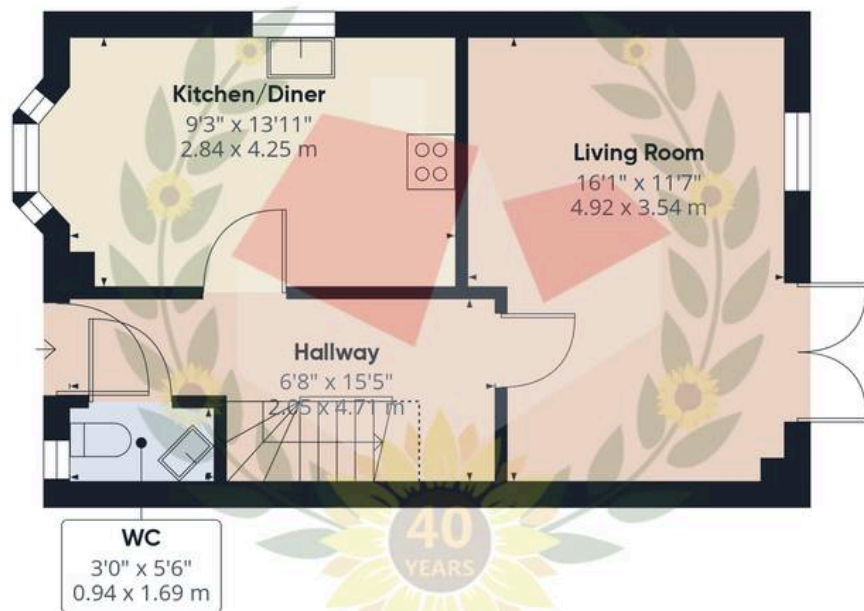
### Bedroom One

26' 5" x 10' 6" (8.05m x 3.19m)

### En-Suite

8' 4" x 6' 11" (2.53m x 2.10m)





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



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

1313 ft<sup>2</sup>

121.8 m<sup>2</sup>

**Reduced headroom**

65 ft<sup>2</sup>

6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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