



**10 Matlaske Way Kingsway, Quedgeley**

Gloucester

Guide Price **£290,000**



# 10 Matlaske Way Kingsway

Quedgeley, Gloucester

Three bedroom semi-detached home located Within Matlaske Way, Kingsway offered to the market with no onward chain.

The accommodation on the ground floor; Entrance hall, cloakroom, kitchen & living/dining room.

On the first floor we have; Two good sized bedrooms & family bathroom.

On the top floor we have; One large double bedroom and en-suite.

Further benefits include; Gas central heating, upvc double glazing, single garage & parking for one car and an enclosed private rear garden.

Call us today to arrange your viewing on 01452 543200.

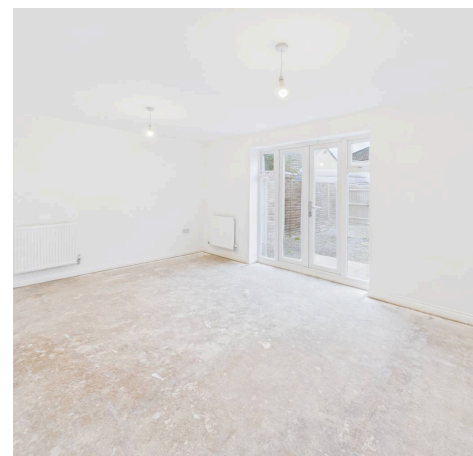
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Three Good Sized Bedrooms
- En-Suite To Bedroom One
- Living/Dining Room & Kitchen
- Downstairs WC
- UPVC Double Glazing
- Gas Central Heating
- Single Garage & Off Road Parking
- Energy Rating B



**Hallway**

14' 10" x 7' 0" (4.52m x 2.13m)

**Kitchen**

11' 3" x 8' 5" (3.44m x 2.57m)

**WC**

5' 11" x 3' 5" (1.80m x 1.03m)

**Living/Dining Room**

15' 7" x 12' 1" (4.75m x 3.69m)

**Landing**

11' 2" x 3' 9" (3.41m x 1.15m)

**Bedroom Two**

15' 8" x 10' 11" (4.78m x 3.34m)

**Bedroom Three**

9' 7" x 8' 5" (2.92m x 2.56m)

**Bathroom**

8' 5" x 5' 7" (2.57m x 1.71m)

**Bedroom One**

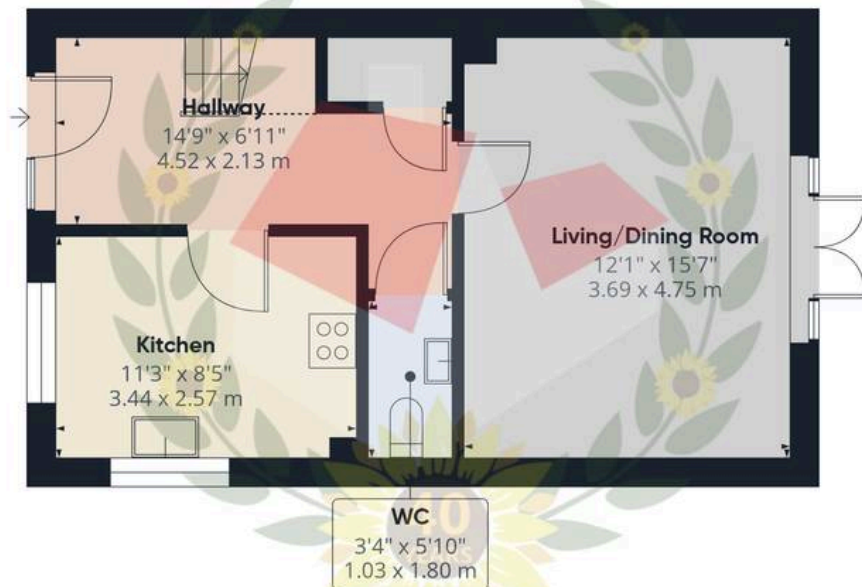
20' 3" x 10' 8" (6.18m x 3.25m)

**En- Suite**

7' 5" x 4' 8" (2.26m x 1.42m)







Ground Floor



Floor 1



Floor 2

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

1088 ft<sup>2</sup>

101.2 m<sup>2</sup>

**Reduced headroom**

53 ft<sup>2</sup>

4.9 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

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.