



 **36 Severn Oaks, Quedgeley**

Gloucester

In Excess of **£190,000**



## 36 Severn Oaks

Quedgeley, Gloucester

Two bedroom house in need of updating situated on a quiet no-through road within Quedgeley offered to the market with NO ONWARD CHAIN!

The accommodation comprises of; Entrance hall, kitchen, lounge/diner, two good sized bedrooms & family bathroom.

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

This property does require updating but has potential to be the perfect starter home!

Call us today to arrange your viewing on 01452 543200!

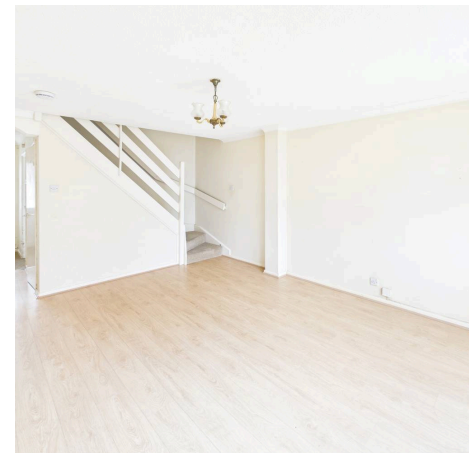
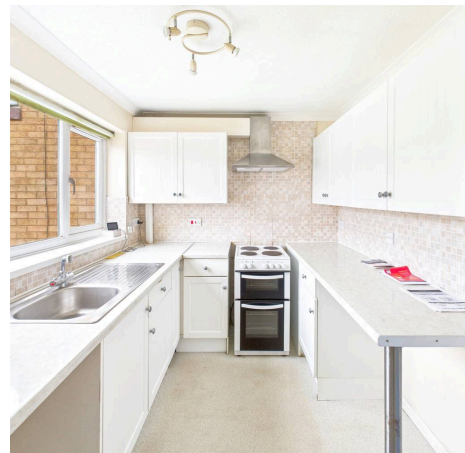
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Gas Central Heating
- Lounge/Diner
- No Through Road
- Off Road Parking
- In Need Of Updating
- Upvc Double Glazing
- Private Enclosed Rear Garden
- No Onward Chain
- Energy Rating TBC





**Hallway**

7' 8" x 3' 2" (2.34m x 0.96m)

**Kitchen**

9' 2" x 7' 4" (2.80m x 2.24m)

**Lounge/Dining Room**

15' 3" x 12' 7" (4.64m x 3.83m)

**Landing**

8' 6" x 2' 10" (2.58m x 0.87m)

**Bathroom**

5' 9" x 5' 1" (1.74m x 1.56m)

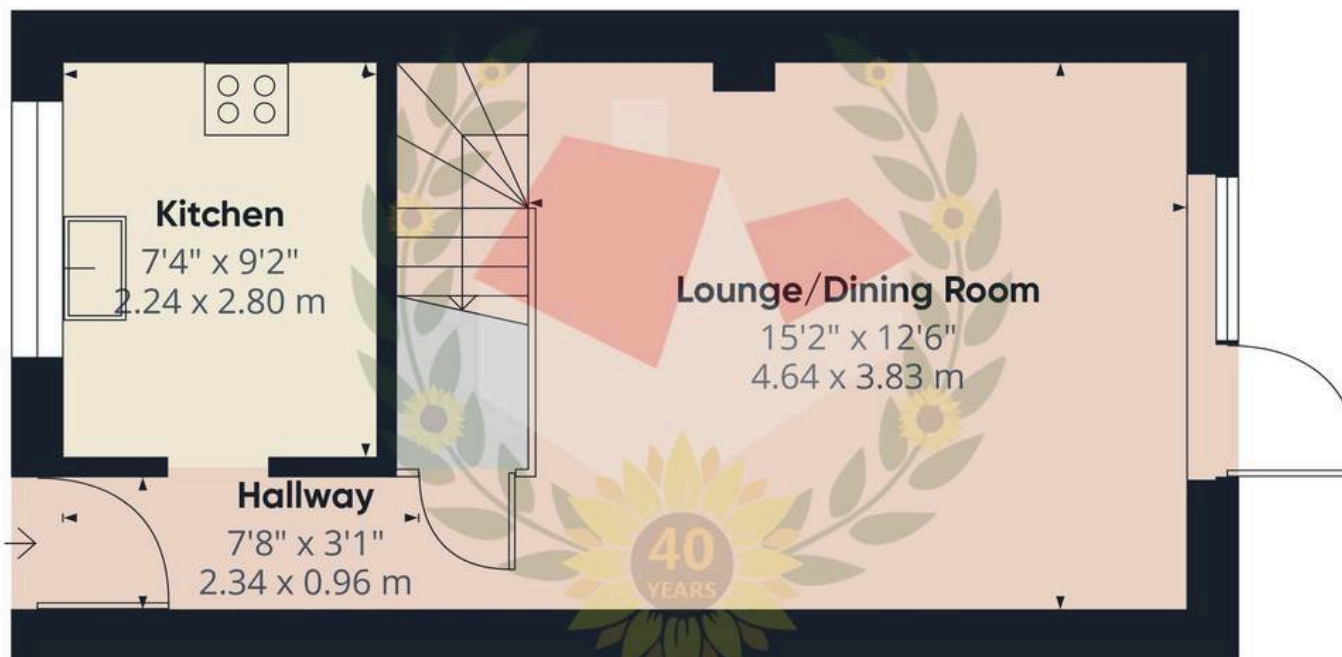
**Bedroom One**

12' 8" x 9' 6" (3.85m x 2.90m)

**Bedroom Two**

12' 7" x 7' 6" (3.84m x 2.28m)



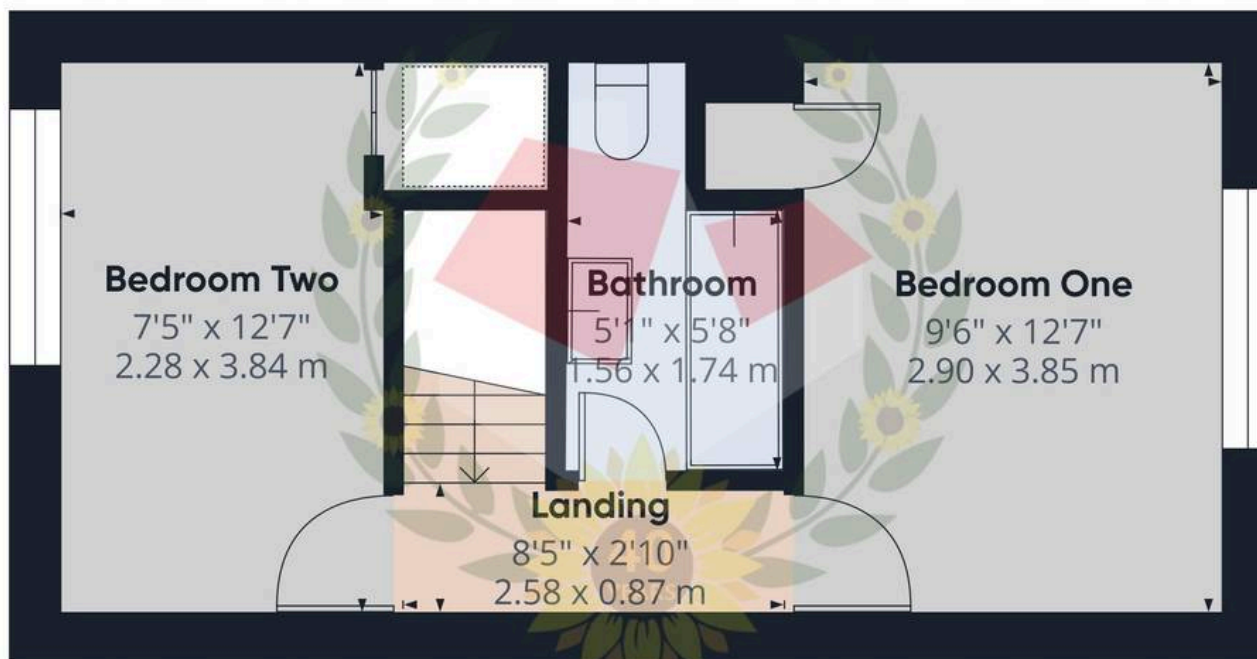


Ground Floor

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

609 ft<sup>2</sup>

56.5 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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