



 **176 Church Drive, Quedgeley**

Gloucester

Guide Price **£215,000**



# 176 Church Drive

Quedgeley, Gloucester

Well Presented Two Bedroom House With Garage  
Located In Church Drive, Quedgeley.

The accommodation comprises of; Entrance hall,  
living room & kitchen, two good sized bedrooms &  
family bathroom.

Further benefits include; Gas central heating, upvc  
double glazing, allocated parking space & en-bloc  
garage.

Call us today to arrange your viewing on 01452  
543200!

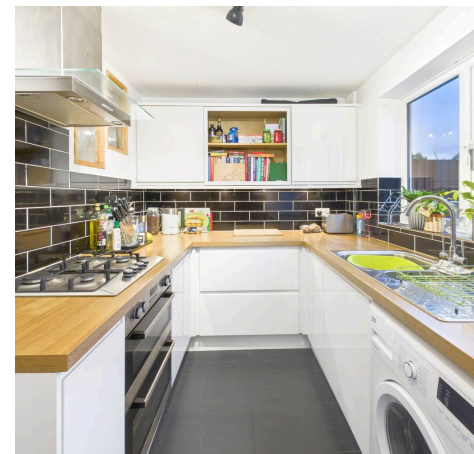
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Gas Central Heating
- Ideal First Time Buy
- UPVC Double Glazing
- Re-Fitted Kitchen & Bathroom Suite
- Off Road Parking
- Quiet Location
- En-Bloc Garage
- Close to Local Amenities
- Energy Rating TBC





**Entrance Hallway**

5' 4" x 4' 1" (1.62m x 1.24m)

**Living Room**

17' 8" x 11' 11" (5.39m x 3.64m)

**Kitchen**

12' 0" x 7' 1" (3.65m x 2.15m)

**Landing**

5' 9" x 2' 9" (1.75m x 0.83m)

**Bedroom One**

11' 8" x 8' 10" (3.55m x 2.70m)

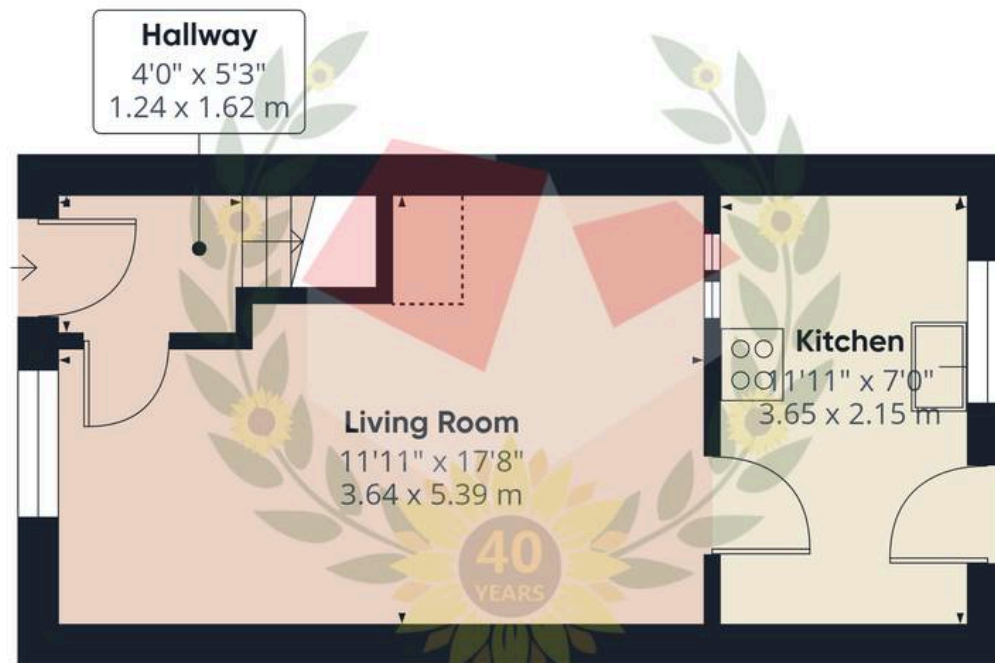
**Bedroom Two**

10' 10" x 6' 9" (3.30m x 2.07m)

**Bathroom**

7' 11" x 4' 10" (2.42m x 1.47m)





Ground Floor



Floor 1

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

560 ft<sup>2</sup>

52 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 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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