



 **9 Leeming Walk Kingsway, Quedgeley**

Gloucester

Guide Price **£230,000**



# 9 Leeming Walk Kingsway

Quedgeley, Gloucester

Larger Than Average Two Bedroom Semi-Detached House Ideal For First Time Buyers Located In Leeming Walk, Kingsway.

The property comprises of; Entrance hall, W.C, living room, kitchen/diner, two large double bedrooms, bathrooms.

Further benefits include; Gas central heating, upvc double glazing & off road parking.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £975pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

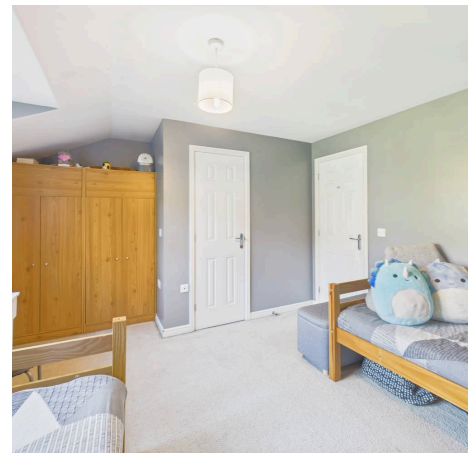
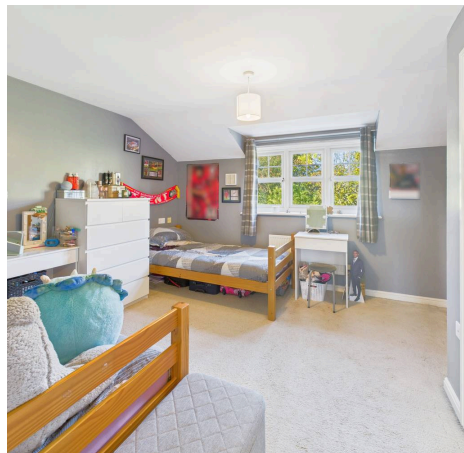
Call us TODAY to arrange YOUR viewing on 01452 543200.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Ideal First-Time Buy
- Quiet Location
- Gas Central Heating
- Upvc Double Glazing
- Allocated Parking Space
- Larger Than Average Two Bed
- Kitchen/Diner
- Downstairs Wc
- Energy Rating C





**Entrance Hall**

6' 3" x 3' 6" (1.91m x 1.07m)

**Wc**

6' 3" x 2' 10" (1.91m x 0.87m)

**Living Room**

14' 4" x 12' 10" (4.36m x 3.91m)

**Kitchen/Diner**

14' 5" x 8' 2" (4.39m x 2.49m)

**Landing**

3' 1" x 2' 10" (0.94m x 0.86m)

**Bedroom One**

11' 9" x 11' 1" (3.59m x 3.38m)

**Bedroom Two**

9' 10" x 7' 10" (3.00m x 2.38m)

**Bathroom**

6' 9" x 6' 3" (2.07m x 1.91m)

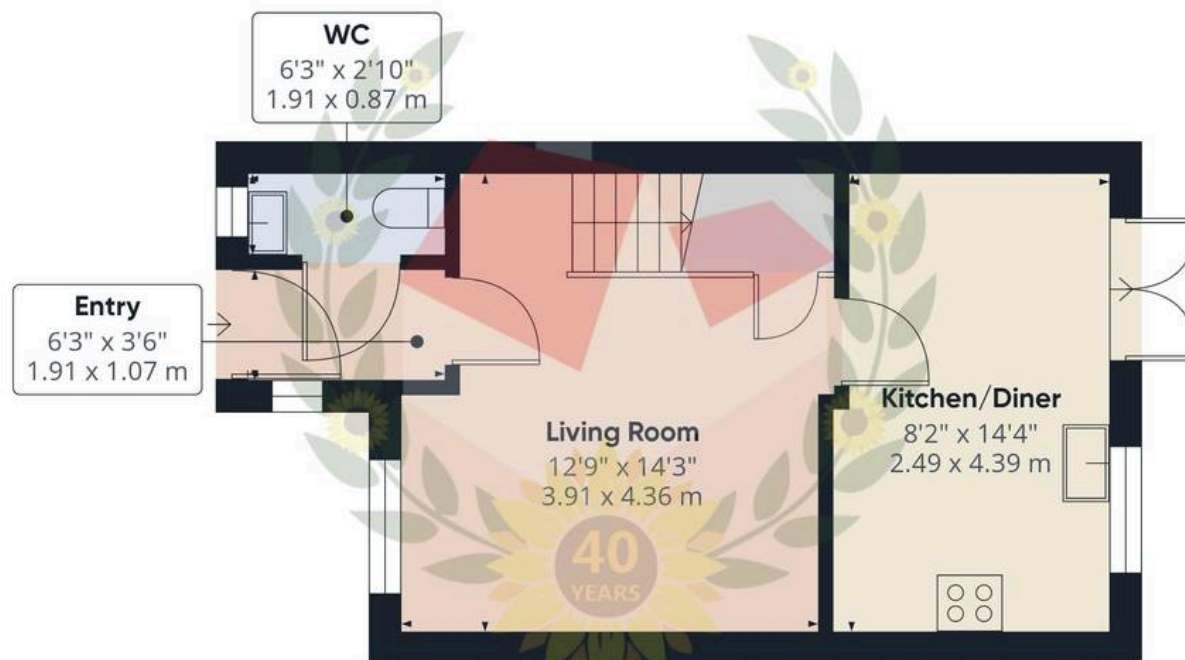
**Additional Information**

Additional Information provided by vendor: Utilities •

Electricity – mains • Gas – mains • Water – mains •

Sewerage – mains • Broadband – Fibre to Premises





Ground Floor



Floor 1

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

614 ft<sup>2</sup>

57 m<sup>2</sup>

(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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