



33 Church Drive, Quedgeley

Gloucester

In Excess of **£285,000**

33 Church Drive

Quedgeley, Gloucester

Immaculate THREE bedroom Semi Detached Home
Located On Church Drive, Quedgeley!

Accommodation to the ground floor comprises of
Entrance Hall, Kitchen to the front and spacious
Lounge Diner overlooking the rear garden. The First
Floor comprises of Two DOUBLE Bedrooms, a Single
Bedroom and Family Bathroom. Externally the
property benefits from good sized front & rear
gardens, GARAGE & driveway.

Further benefits include; Brand New Features
Throughout Including Kitchen, Bathroom And Boiler.
Property for sale through Michael Tuck Estate
Agents. Rental value of £1350pcm, please contact
Michael Tuck Lettings in Quedgeley for more details.
Call us today to arrange your viewing on 01452
543200!

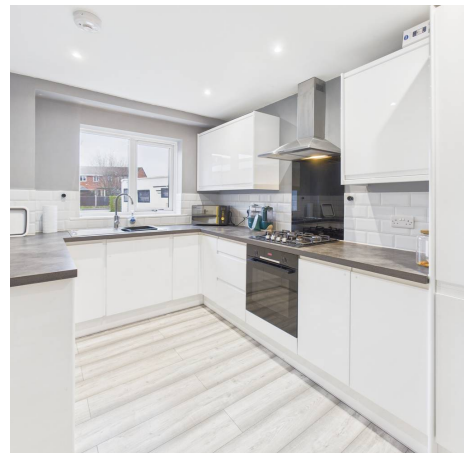
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Fully Refurbished Throughout
- Three Bedrooms
- Front & Rear Gardens
- Garage & Driveway
- Cul-De-Sac Location
- Semi Detached House
- Ideal First Home
- EPC Rating D63



Entrance Hallway

Dimensions: 7' 9" x 5' 7" (2.36m x 1.70m).

Kitchen

Dimensions: 11' 6" x 8' 3" (3.50m x 2.51m).

Lounge/Diner

Dimensions: 16' 3" x 12' 0" (4.95m x 3.65m).

Landing

Dimensions: 8' 4" x 4' 4" (2.54m x 1.32m).

Bathroom

Dimensions: 6' 8" x 5' 6" (2.03m x 1.68m).

Bedroom 1

Dimensions: 12' 3" x 9' 8" (3.73m x 2.94m).

Bedroom 2

Dimensions: 9' 2" x 8' 6" (2.79m x 2.59m).

Bedroom 3

Dimensions: 9' 6" x 6' 5" (2.89m x 1.95m).

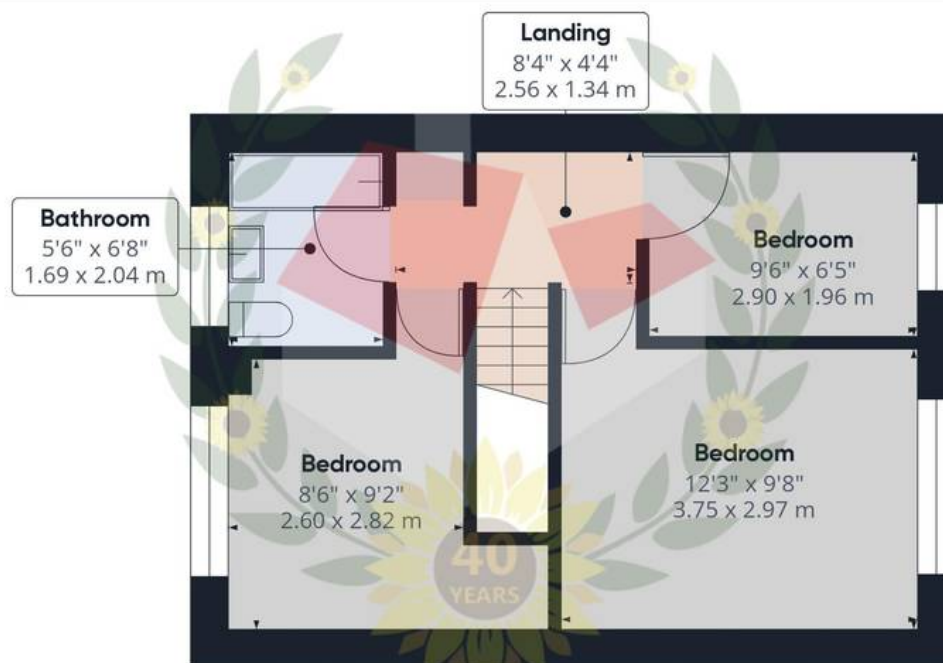
Rear Garden**Garage & Parking****Additional Information**

• Electricity – mains • Gas – mains • Water – mains •
Sewerage – mains • Broadband – fibre to the road





Ground Floor



Floor 1

Approximate total area⁽¹⁾

703.17 ft²

65.33 m²

Reduced headroom

2.2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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