



**33 Church Drive, Quedgeley**

Gloucester

Guide Price **£277,000**



## 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!

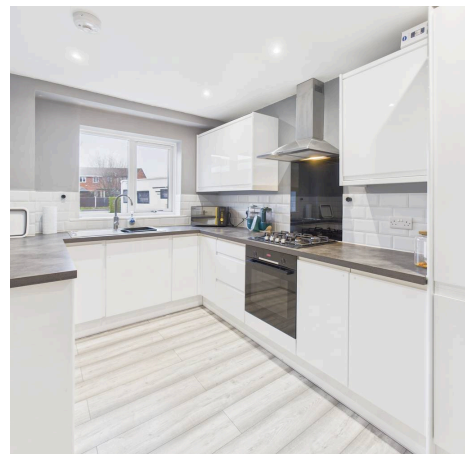
Council Tax band: B

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**

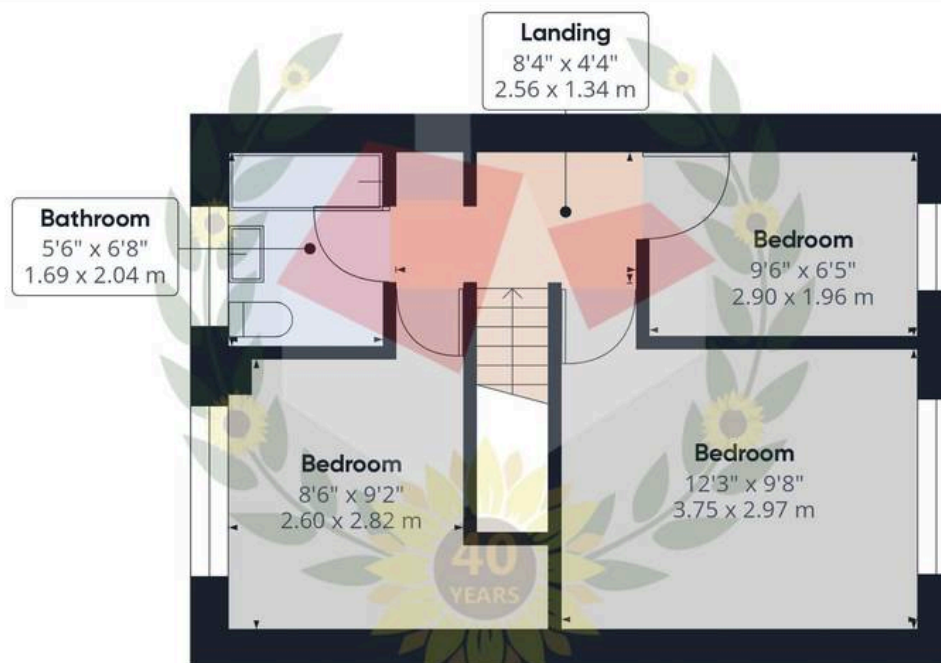
• Electricity – mains • Gas – mains • Water – mains •  
Sewerage – mains • Broadband – fibre to the road







Ground Floor



Floor 1

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

703.17 ft<sup>2</sup>

65.33 m<sup>2</sup>

**Reduced headroom**

2.2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(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.

GIRAFFE 360





## Michael Tuck Quedgeley

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