



MICHAEL TUCK
ESTATE & LETTING AGENTS



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!

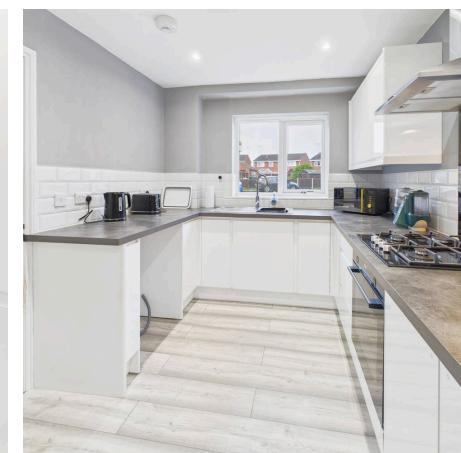
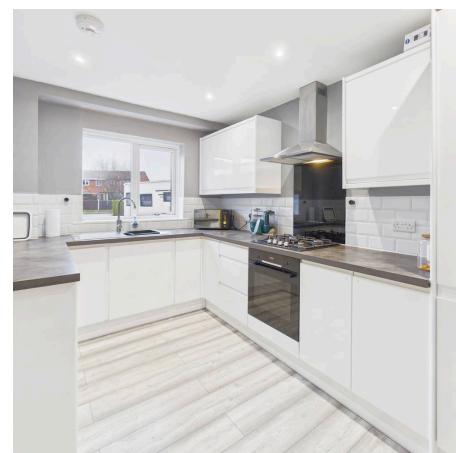
Council Tax band: B

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





Approximate total area⁽¹⁾

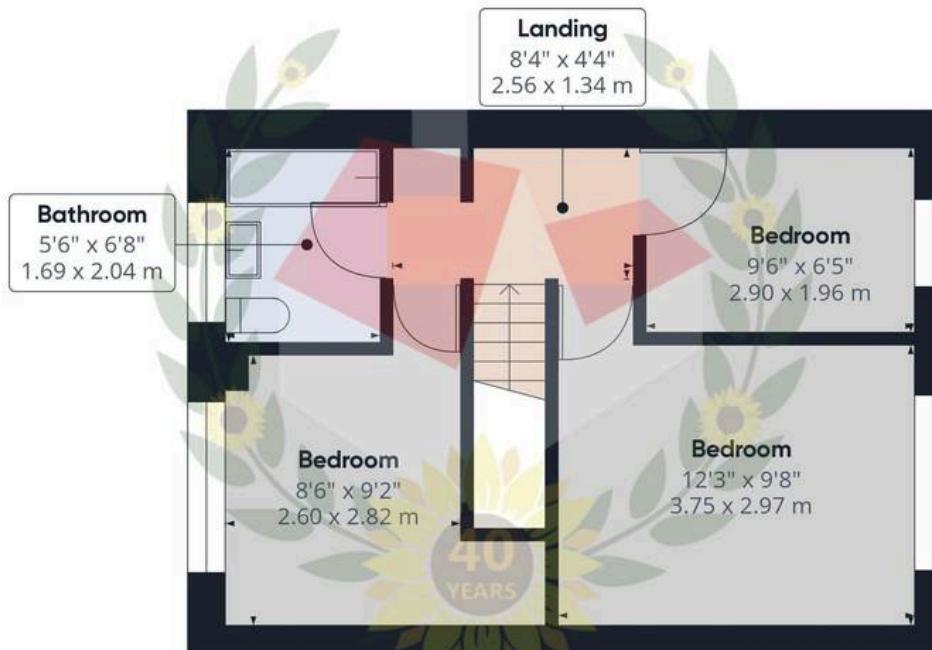
703.17 ft²

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



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