



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**168 Fieldcourt Gardens, Quedgeley**

Gloucester

Guide Price **£254,000**

# 168 Fieldcourt Gardens

Quedgeley, Gloucester

NO ONWARD CHAIN Immaculate Three Bedroom Terraced House Located In The Popular Fieldcourt Gardens, Quedgeley! The ground floor comprises of; Entrance hall & open plan kitchen/living room. Upstairs offers; Two double bedrooms, a single bedroom & family bathroom. Added incentives include; Gas central heating, upvc double glazing, open plan living space, off road parking, garage & enclosed private rear garden!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1395pcm, 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: D

EPC Environmental Impact Rating: D

- Open Plan Living
- Garage
- Immaculate
- No Onward Chain
- Refurbished Throughout
- Two Double Bedrooms
- Off Road Parking
- Gas Central Heating
- UPVC Double Glazing



**Hallway**

11' 2" x 5' 4" (3.41m x 1.63m)

**Kitchen/Living Area**

24' 0" x 9' 6" (7.32m x 2.90m)

**Kitchen**

12' 9" x 5' 3" (3.89m x 1.61m)

**Landing**

5' 11" x 5' 6" (1.81m x 1.68m)

**Bathroom**

8' 11" x 5' 6" (2.71m x 1.68m)

**Bedroom One**

12' 0" x 9' 6" (3.65m x 2.89m)

**Bedroom Two**

12' 2" x 8' 4" (3.70m x 2.54m)

**Bedroom Three**

8' 10" x 6' 8" (2.69m x 2.03m)

**Additional Information**



Ground Floor



Floor 1



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

763 ft<sup>2</sup>

70.9 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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