



**11 Fylingdales Garden Kingsway, Quedgeley - GL2 2EX**

Gloucester

Guide Price **£345,000**

# 11 Fylingdales Garden Kingsway

Quedgeley, Gloucester

Four Bedroom Detached Family Home Overlooking Greenery With Single Garage & Off Road Parking

The accommodation on the ground floor comprises of; Entrance hall, cloakroom, living room, study room, kitchen & utility room!

On the top floor we have; Four good sized bedrooms and family bathroom.

Further benefits include; Gas central heating, upvc double glazing, en-suite to bedroom one & single garage with parking space!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1650 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

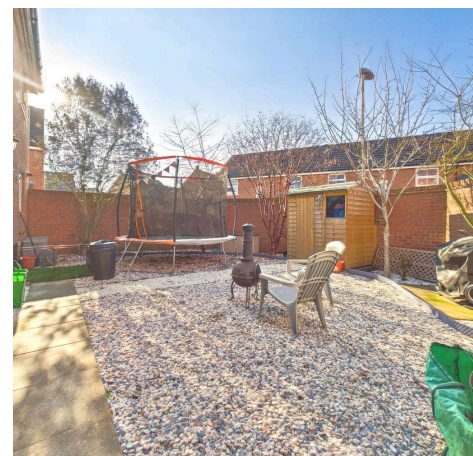
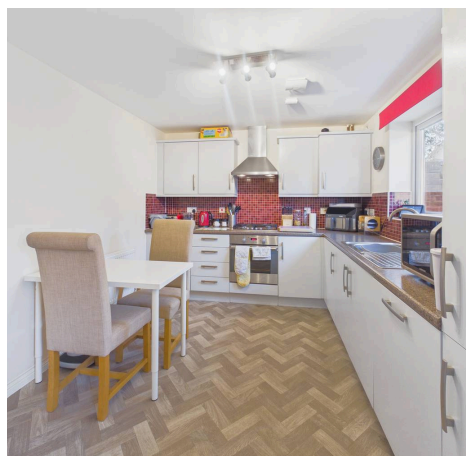
Call us today to arrange your viewing on 01452 543200.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Entrance Hall**

**Cloakroom**

**Living Room**

Dimensions: 19' 7" x 11' 0" (5.96m x 3.35m).

**Study**

Dimensions: 9' 11" x 9' 1" (3.02m x 2.77m).

**Kitchen**

Dimensions: 11' 5" x 9' 4" (3.48m x 2.84m).

**Utility Room**

Dimensions: 6' 9" x 5' 2" (2.06m x 1.57m).

**Landing**

**Bedroom 1**

Dimensions: 11' 10" x 11' 3" (3.60m x 3.43m).

**En-suite**

Dimensions: 8' 11" x 5' 3" (2.72m x 1.60m).

**Bedroom 2**

Dimensions: 11' 7" x 9' 9" (3.53m x 2.97m).

**Bedroom 3**

Dimensions: 9' 8" x 8' 2" (2.94m x 2.49m).

**Bedroom 4**

Dimensions: 9' 9" x 7' 9" (2.97m x 2.36m).

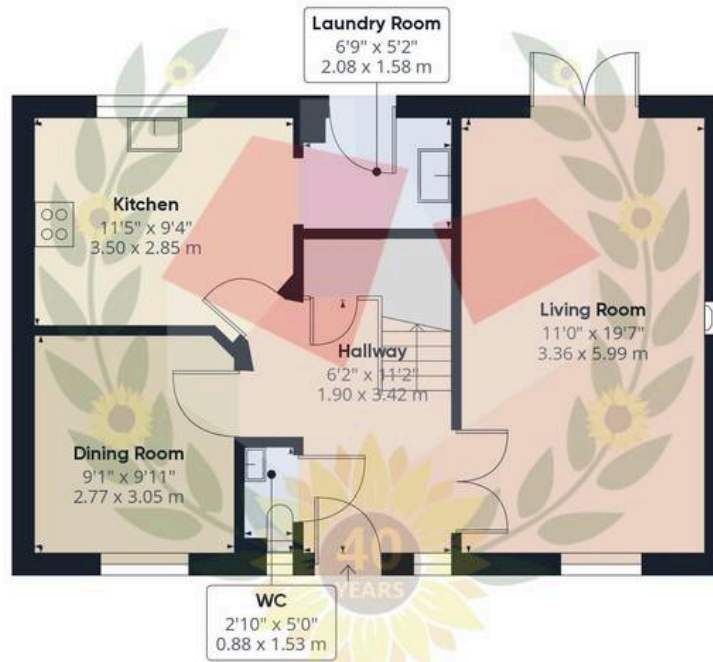
**Bathroom**

Dimensions: 8' 9" x 4' 1" (2.66m x 1.24m).

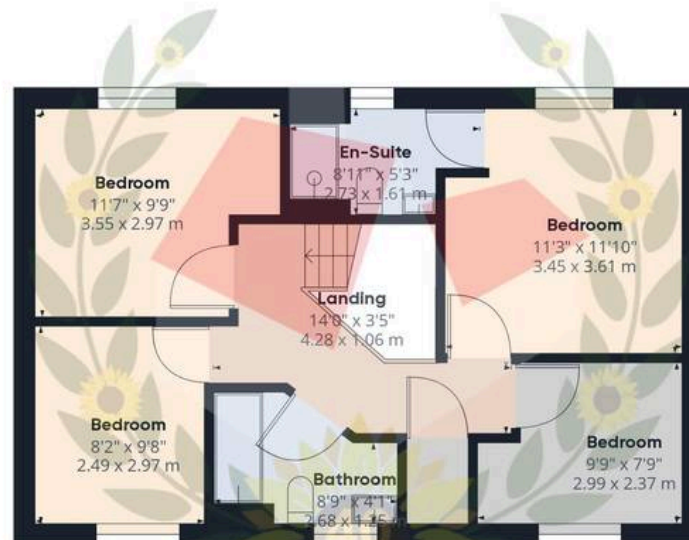
**Additional Information**

Additional Information provided by vendor: Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to the premises





Ground Floor



Floor 1

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

1140.39 ft<sup>2</sup>

105.95 m<sup>2</sup>

(1) Excluding balconies and terraces

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

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.