



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**50 Mildenhall Way Kingsway, Quedgeley**

Gloucester

Guide Price **£360,000**

# 50 Mildenhall Way Kingsway

Quedgeley, Gloucester

Rare Three Bedroom Home Situated on a Five Bedroom Detached Plot Tucked Away At The End Of A No Through Road! Downstairs comprises of; Hallway, wc, living room, dining room and kitchen. Upstairs offers; Two double bedrooms, single bedroom, family bathroom & an en-suite. Added incentives include; Two large reception rooms, summerhouse & outbuilding, garage, off-road parking, upvc double glazing & gas central heating!

This property is in a ideal spot for amenities including shops, schools, bus stops and easy M5 access!

Property for sale through Michael Tuck Estate Agents. Rental value of £1350, please contact Michael Tuck Lettings in Quedgeley for more details

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Summerhouse & Outbuilding
- Garage & Off-Road Parking
- Two Large Reception Rooms
- En-suite & Wc
- Five Bedroom Detached Sized Plot
- Immaculate Throughout
- Gas Central Heating & Upvc Double Glazing
- Energy Rating TBC



**Hallway**

10' 6" x 3' 10" (3.21m x 1.16m)

**Wc**

4' 9" x 3' 10" (1.46m x 1.17m)

**Lounge**

16' 4" x 10' 0" (4.98m x 3.06m)

**Kitchen**

16' 11" x 8' 5" (5.16m x 2.57m)

**Dining Room**

8' 10" x 7' 9" (2.69m x 2.35m)

**Landing**

11' 10" x 3' 0" (3.61m x 0.91m)

**Family Bathroom**

7' 11" x 5' 9" (2.42m x 1.75m)

**Bedroom One**

11' 1" x 10' 6" (3.38m x 3.19m)

**En-suite**

7' 0" x 5' 6" (2.14m x 1.67m)

**Bedroom Two**

10' 3" x 8' 5" (3.12m x 2.57m)

**Bedroom Three**

7' 7" x 7' 1" (2.32m x 2.16m)

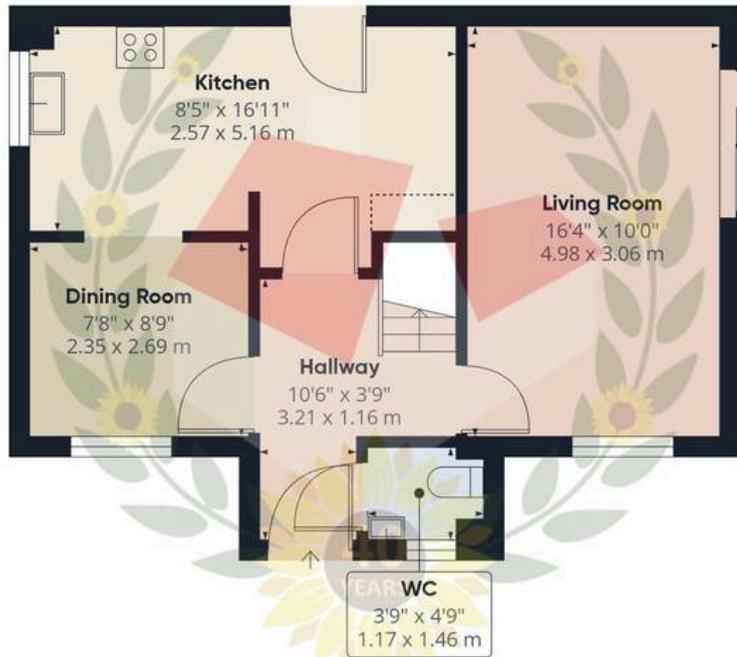
**Outbuilding**

17' 9" x 8' 11" (5.41m x 2.72m)

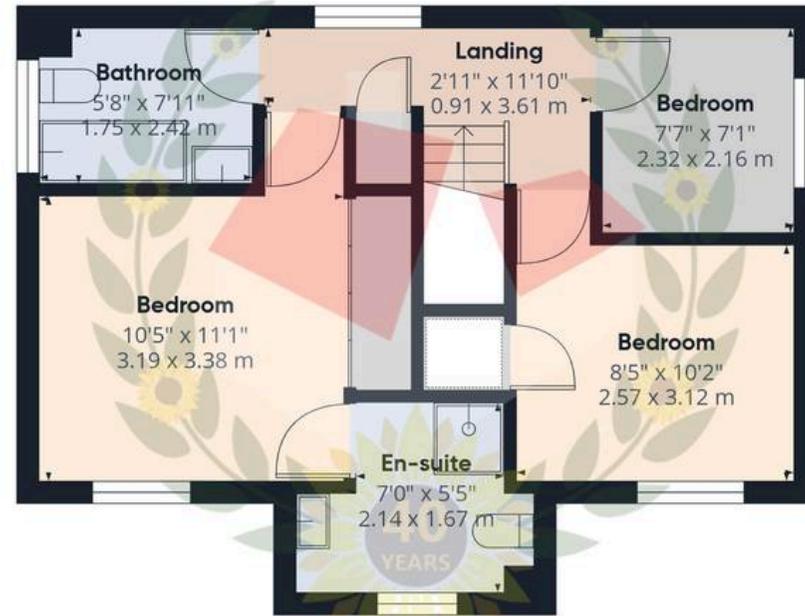
**Summer House**

8' 0" x 8' 0" (2.44m x 2.43m)





Ground Floor Building 1



Floor 1 Building 1



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

1259 ft<sup>2</sup>  
117.1 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

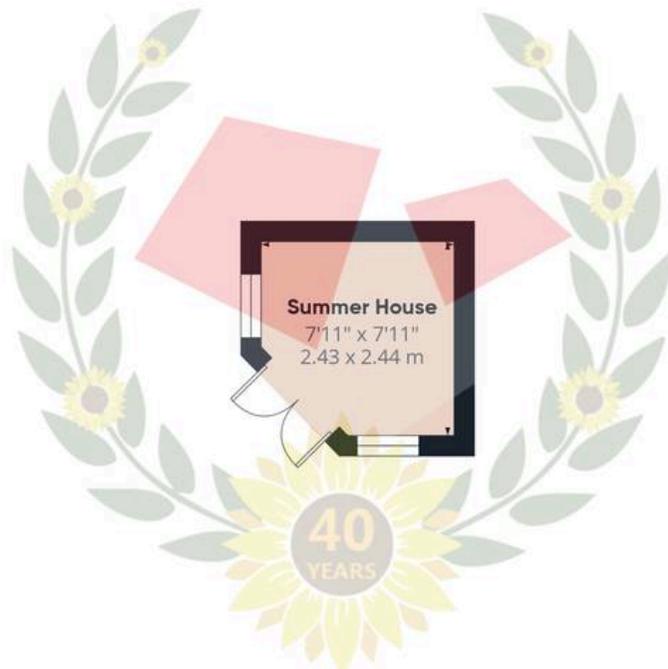
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2



Ground Floor Building 3



## 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/)



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