



MICHAEL TUCK
ESTATE & LETTING AGENTS



45 Lanham Gardens, Quedgeley

Gloucester

Guide Price **£190,000**

45 Lanham Gardens

Quedgeley, Gloucester

TWO BEDROOM HOME LOCATED IN LANHAM GARDENS, QUEDGELEY OFFERED TO THE MARKET WITH NO ONWARD CHAIN!

The accommodation comprises of; Entrance hall, kitchen, lounge/diner, two GOOD sized bedrooms & bathroom.

Further benefits include; Gas central heating, upvc double glazing & two off road parking spaces!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £900 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200!

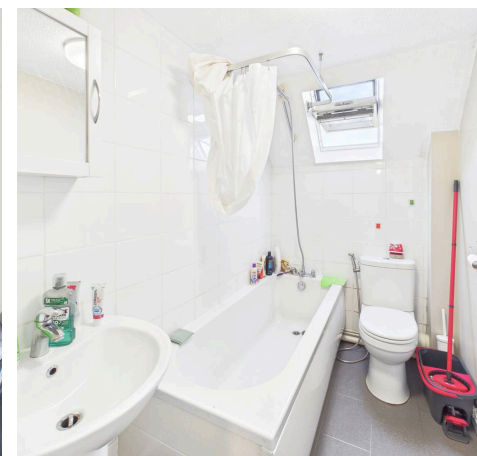
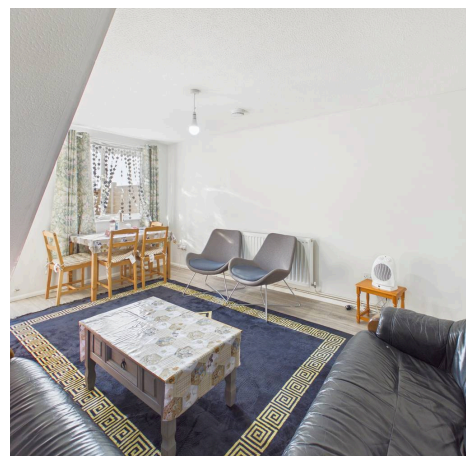
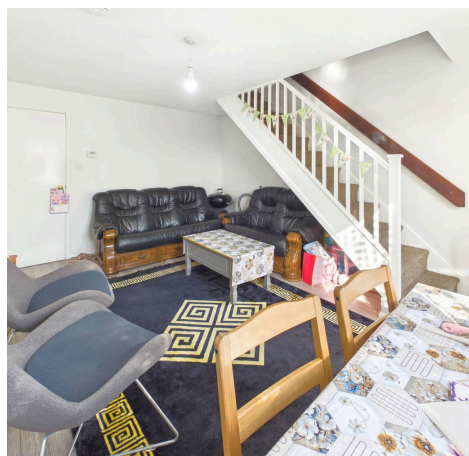
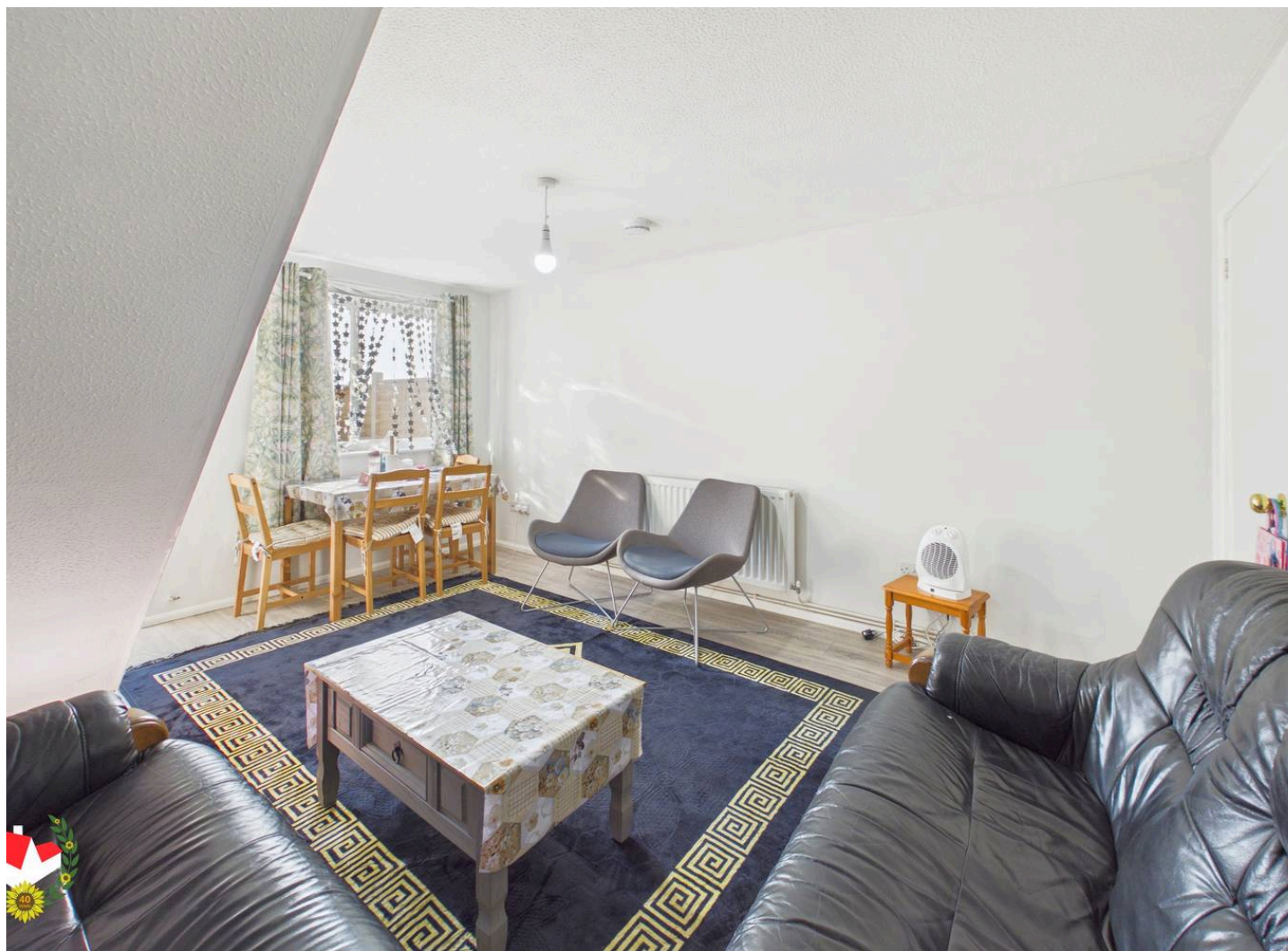
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Upvc Double Glazing
- Ideal First Buy
- Lounge/Diner
- No Onward Chain
- Two Off Road Parking Spaces
- Gas Central Heating
- Private Enclosed Rear Garden
- Energy Rating C



Entrance hall

Kitchen

8' 0" x 7' 3" (2.43m x 2.20m)

Lounge/Diner

15' 5" x 11' 10" (4.69m x 3.60m)

Bathroom

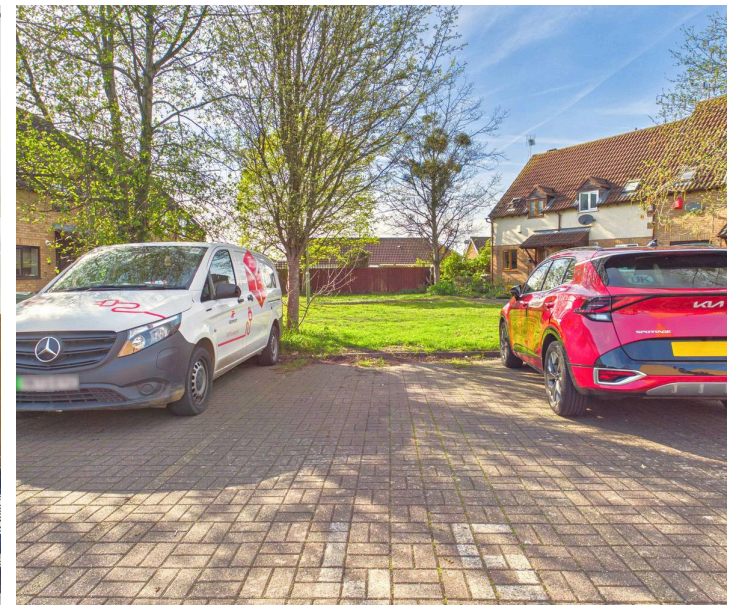
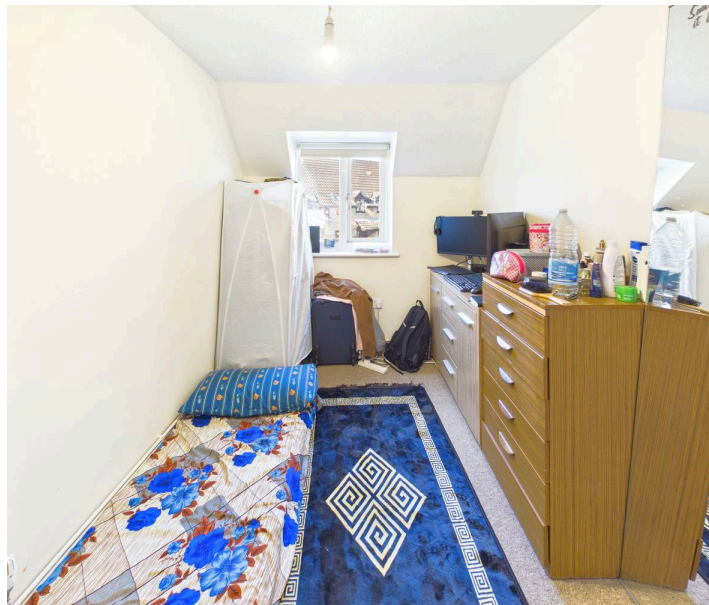
7' 10" x 4' 9" (2.38m x 1.46m)

Bedroom 1

10' 0" x 8' 8" (3.06m x 2.64m)

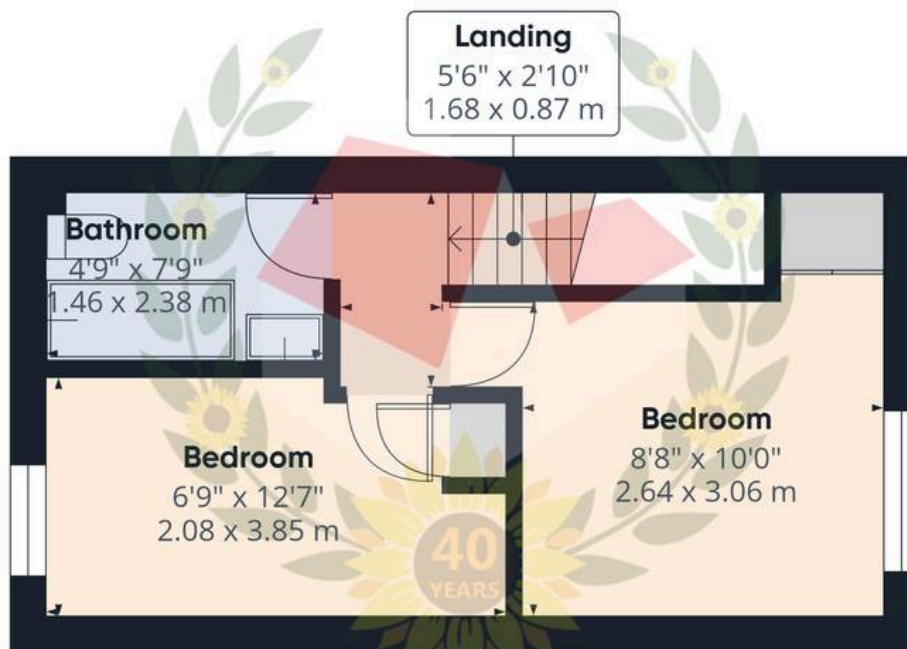
Bedroom 2

12' 8" x 6' 10" (3.85m x 2.08m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

502 ft²
 46.6 m²

Reduced headroom

14 ft²
 1.3 m²

(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.

GIRAFFE 360



Michael Tuck Quedgeley

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