



**23 Deerhurst Place, Quedgeley**

Gloucester

Guide Price **£130,000**

# 23 Deerhurst Place

Quedgeley, Gloucester

Immaculate One Double Bedroom Ground Floor  
Maisonette Located In the Quiet & Popular No  
Through Road Deerhurst, Quedgeley!

In brief the property comprises of; spacious  
lounger/diner, kitchen, one double bedroom and a  
bathroom.

Benefits include; upvc double glazing, convenient  
location, gas heating and off road parking!

This brilliant property would make a very reliable buy  
to let investment or alternatively an ideal first time  
home!

To arrange a viewing call us today on 01452 543200.

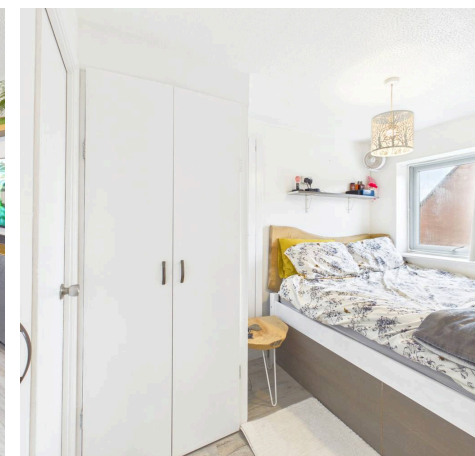
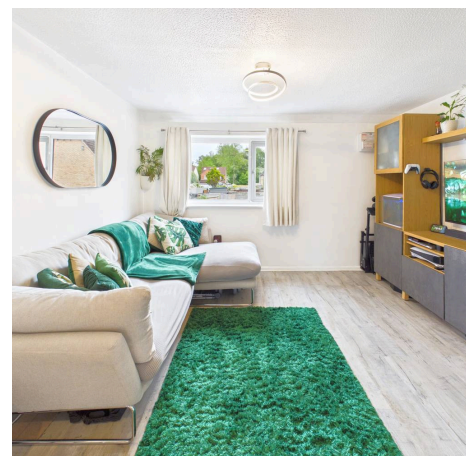
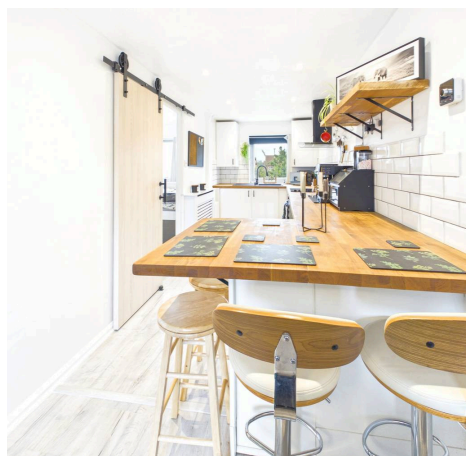
Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Off Road Parking
- Ideal First Time Buy
- Immaculate
- No Through Road
- Upvc Double Glazing
- Convenient Location
- Gas Central Heating
- Energy Rating C



### Lounge

Dimensions: 16' 10" x 12' 0" (5.13m x 3.65m). Upvc double glazed window to front, gas heater, television point, power points, fuse panel, door to;

### Kitchen

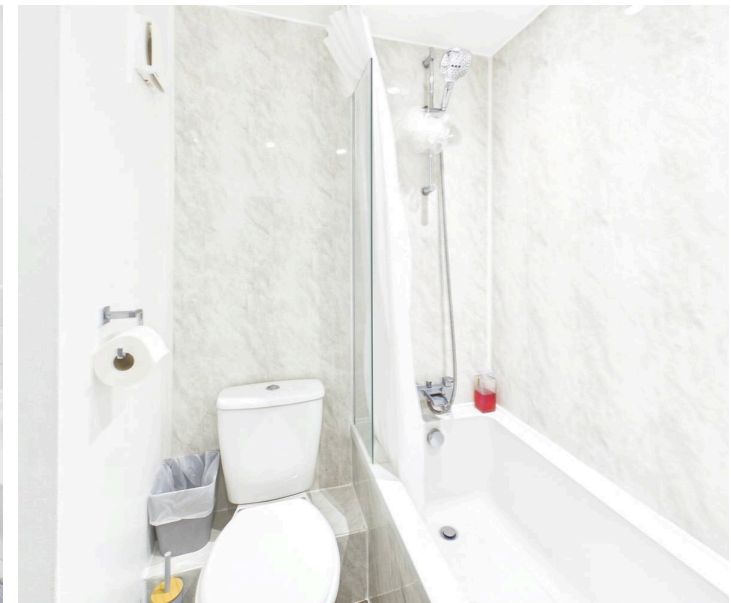
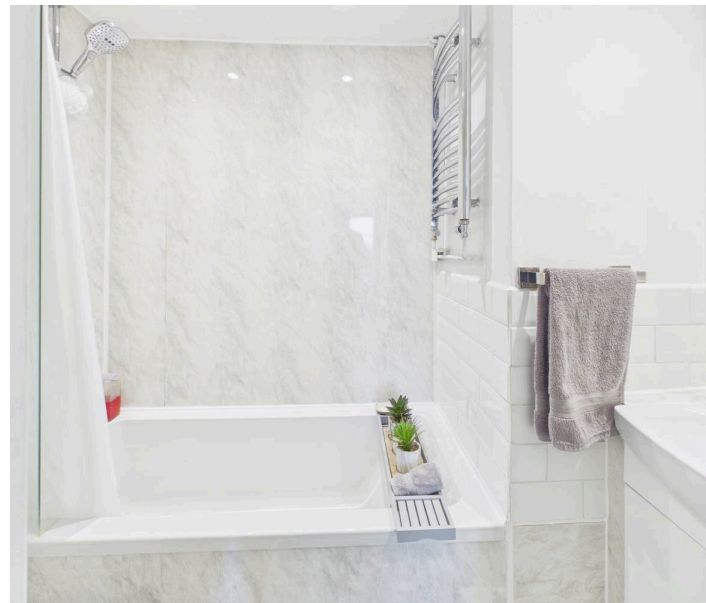
Dimensions: 10' 7" x 6' 8" (3.22m x 2.03m). Upvc double glazed window to rear, eye & base level units with roll edge work surfaces, sink/drain, space & plumbing for all utilities, part tiled walls, vinyl flooring, wall mounted boiler, power points, door to;

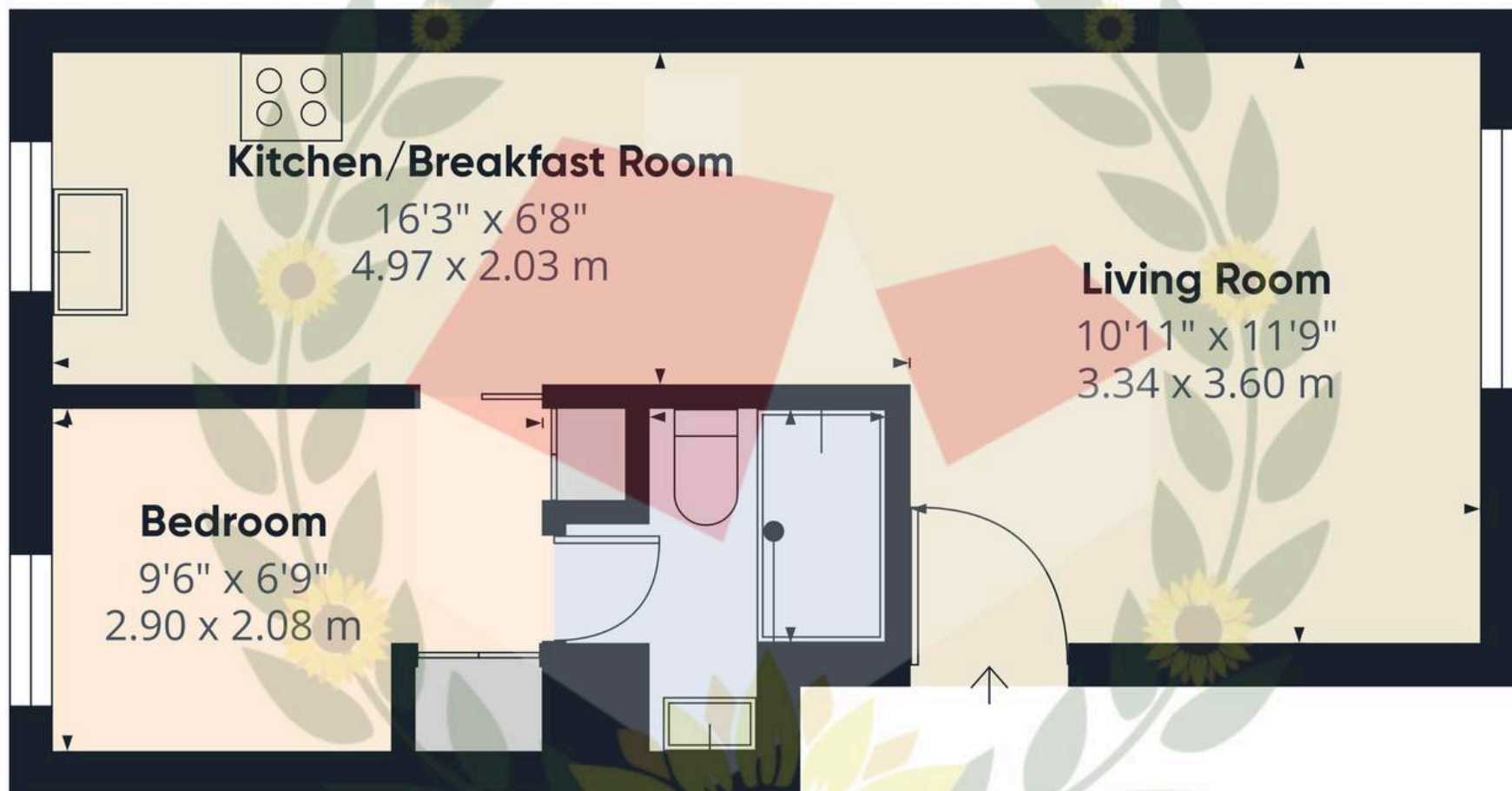
### Bedroom 1

Dimensions: 9' 9" x 7' 0" (2.97m x 2.13m). Upvc double glazed window to rear, power points, two storage cupboards, door to;

### Bathroom

Suite comprising of; paneled bath with mains shower, low level wc & pedestal wash hand basin, part tiled walls, vinyl flooring, loft access, extractor fan.





**Kitchen/Breakfast Room**

16'3" x 6'8"  
4.97 x 2.03 m

**Living Room**

10'11" x 11'9"  
3.34 x 3.60 m

**Bedroom**

9'6" x 6'9"  
2.90 x 2.08 m

**Bathroom**

4'6" x 4'11"  
1.39 x 1.51 m

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

333 ft<sup>2</sup>  
31 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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