



MICHAEL TUCK
ESTATE & LETTING AGENTS



22 Southrop Road Kingsway, Quedgeley

Gloucester

Fixed Price **£260,000**

22 Southrop Road Kingsway

Quedgeley, Gloucester

Three Bedroom SEMI-DETACHED Home Located In Southrop Road, Kingsway! LARGE Lounge/Diner, DOWNSTAIRS WC AND OFF-ROAD PARKING!

In brief the property comprises of; Hallway, kitchen, wc, lounge/diner, landing, three GOOD SIZED bedrooms & family bathroom.

Additional benefits include; Gas central heating, off-road parking, upvc double glazing, enclosed rear garden and convenient access to a range of local amenities, schools, and transport links!

Early viewing is highly recommended so call us today on 01452 543200!

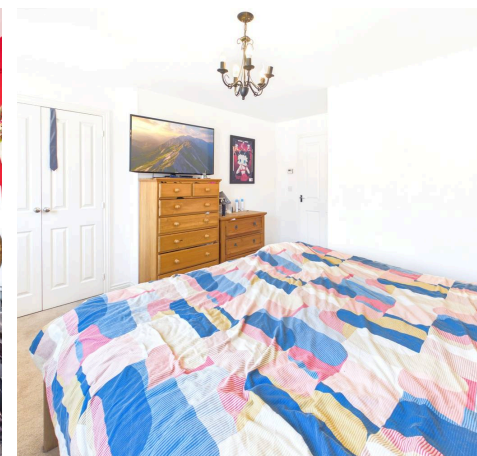
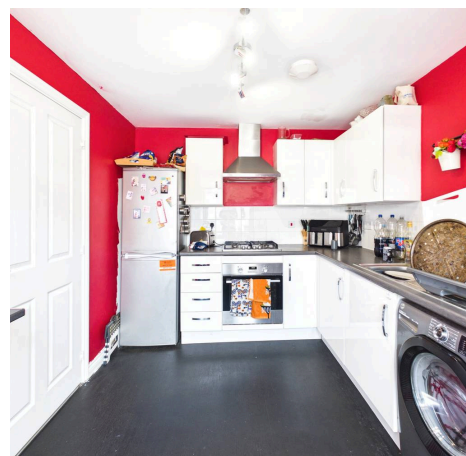
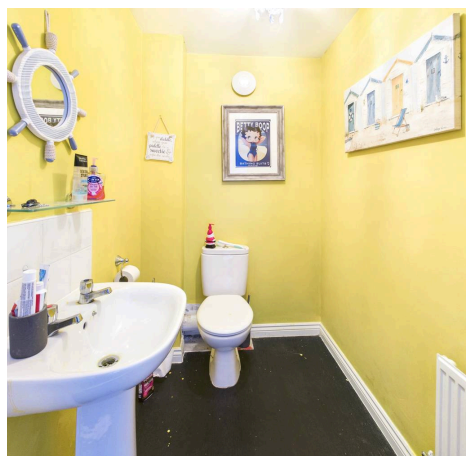
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Double Bedrooms
- Downstairs Wc & Upstairs Bathroom
- Large Lounge/Diner
- Private & Enclosed Rear Garden
- Upvc Double Glazing
- Gas Central Heating
- Energy Rating TBC
- Off-Road Parking



Hallway

16' 0" x 6' 8" (4.87m x 2.04m)

Kitchen

11' 1" x 8' 6" (3.38m x 2.58m)

Living Room

15' 4" x 12' 7" (4.68m x 3.83m)

Wc

6' 2" x 4' 7" (1.89m x 1.40m)

Landing

8' 8" x 3' 8" (2.63m x 1.13m)

Bedroom

11' 9" x 10' 1" (3.59m x 3.08m)

Bedroom

11' 3" x 8' 8" (3.44m x 2.65m)

Bedroom

11' 3" x 6' 6" (3.44m x 1.99m)

Bathroom

6' 9" x 6' 6" (2.07m x 1.97m)





Approximate total area⁽¹⁾

832 ft²
77.4 m²

Reduced headroom

13 ft²
1.2 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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