



 **7 Donna Nook Lane Kingsway, Quedgeley**

Gloucester

Guide Price **£300,000**

7 Donna Nook Lane Kingsway

Quedgeley, Gloucester

Four Bedroom Semi-Detached Family Home located on Donna Nook Lane, Kingsway!

The accommodation comprises of; Entrance hall, W.C, living Room, kitchen/diner & utility room.

On the top floor we have; four GOOD sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, en-suite to bedroom two & a single garage with off road parking for two cars.

Call us today to arrange your viewing on 01452 543200.

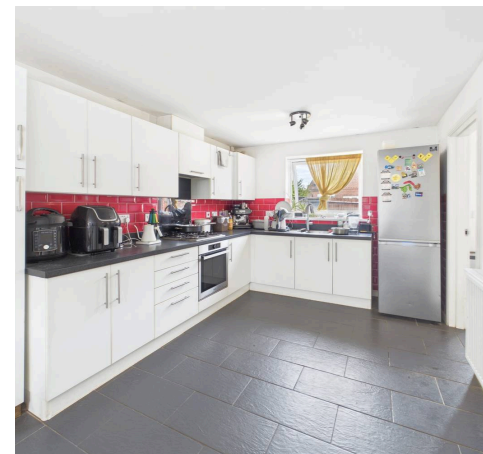
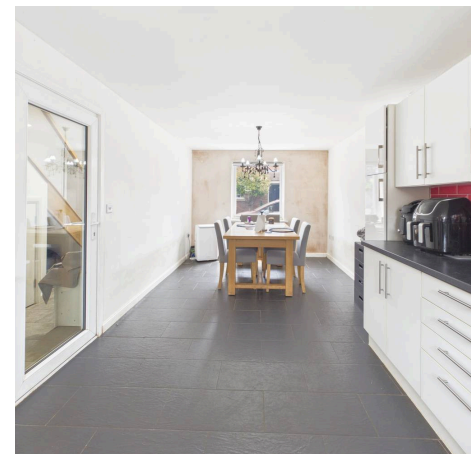
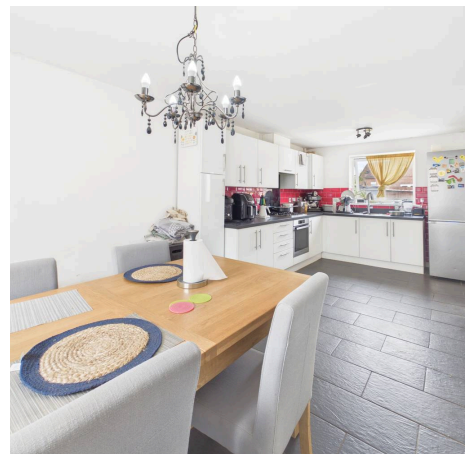
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Two Reception Rooms
- Utility Room
- Single Garage & Parking For Two Cars
- Ideal Family Home
- Gas Central Heating
- Downstairs W.C & En-Suite To Bedroom Two
- Large Rear Garden
- Energy Rating TBC



Entrance Hall

W.C

Living Room

21' 6" x 10' 4" (6.55m x 3.15m)

Kitchen/Diner

21' 7" x 9' 9" (6.58m x 2.97m)

Utility Room

6' 4" x 5' 4" (1.92m x 1.62m)

Bedroom One

13' 2" x 8' 8" (4.02m x 2.65m)

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.63m)

En-Suite

6' 3" x 5' 0" (1.91m x 1.53m)

Bedroom Three

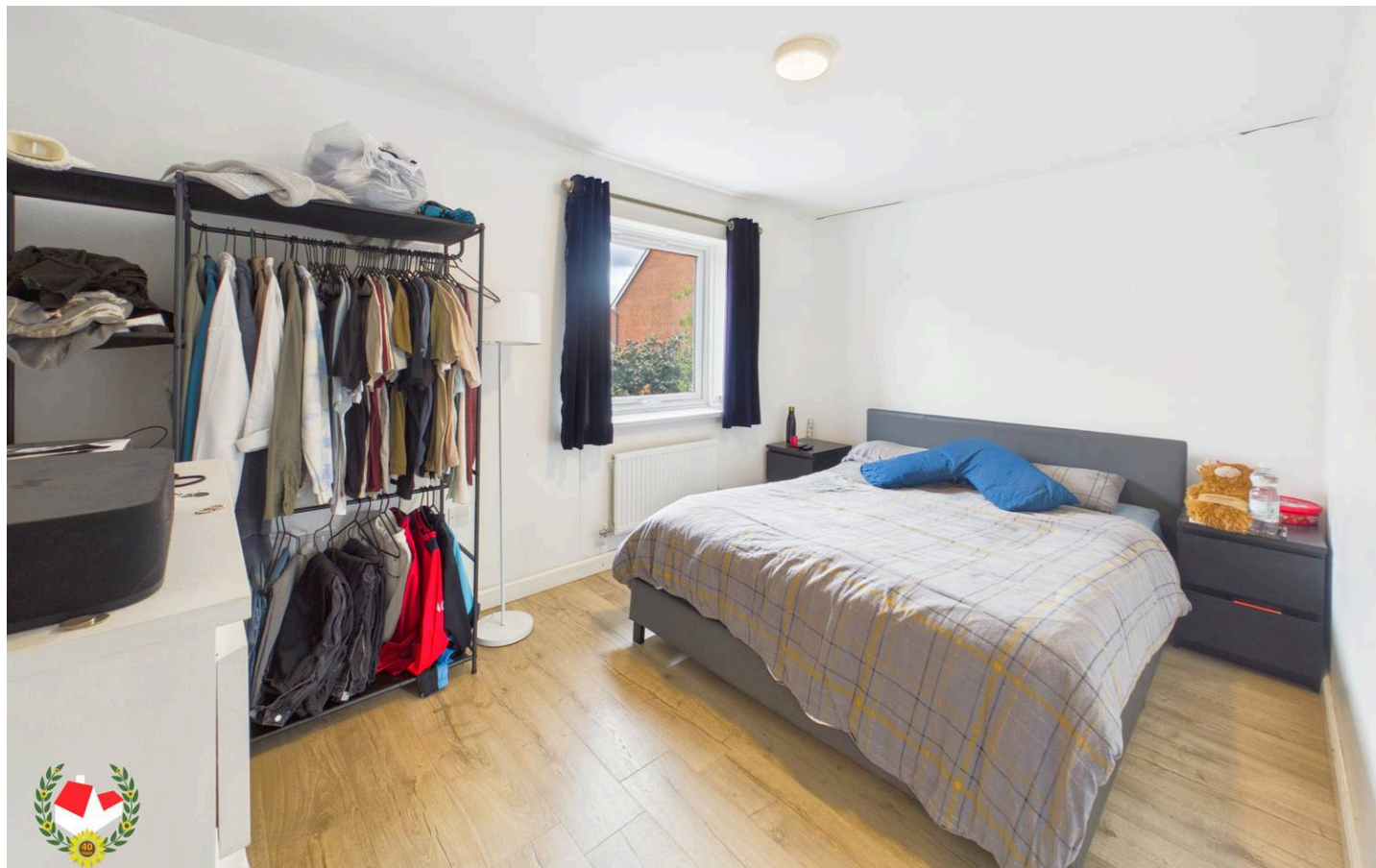
10' 6" x 9' 7" (3.19m x 2.91m)

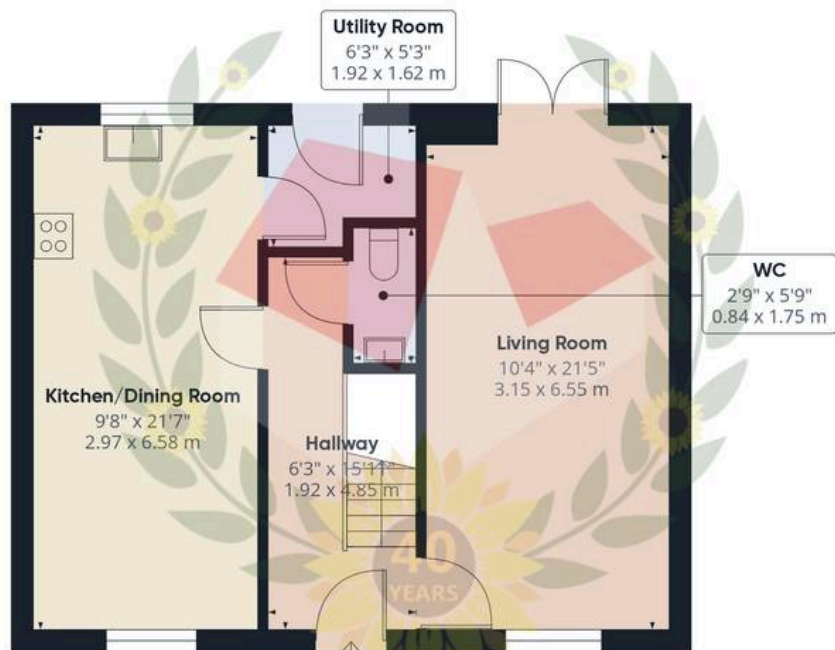
Bedroom Four

11' 10" x 6' 5" (3.60m x 1.96m)

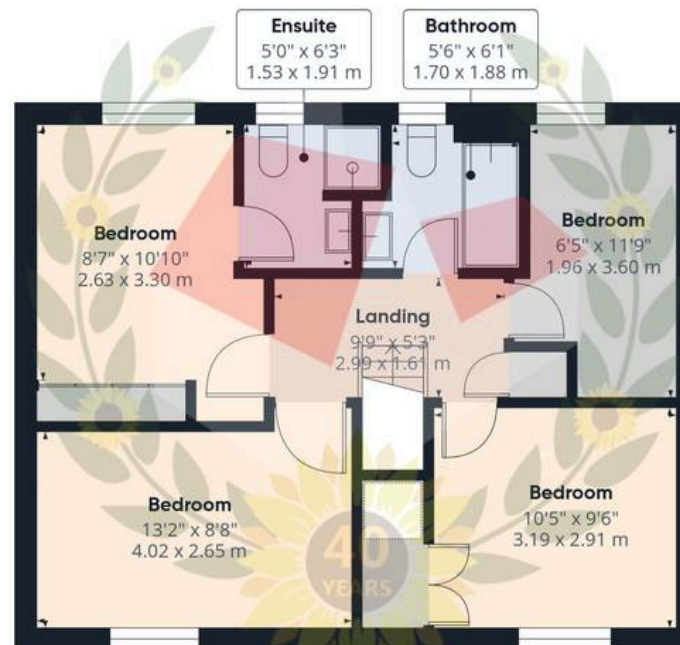
Bathroom

6' 2" x 5' 7" (1.88m x 1.70m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1261 ft²

117.3 m²

(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

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • 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.