



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**2 Caversham Naas Lane, Quedgeley**

Gloucester

Guide Price **£399,950**

## 2 Caversham Naas Lane

Quedgeley, Gloucester

Well Presented Four Bedroom Semi-Detached Home Located In A Non Estate Location On Naas Lane, Quedgeley.

The accommodation comprises of; Entrance hallway, W.C, living room, kitchen diner & conservatory, four GOOD sized bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing, a large private rear garden, an en-suite to bedroom one, large single garage & a driveway with parking for three cars!

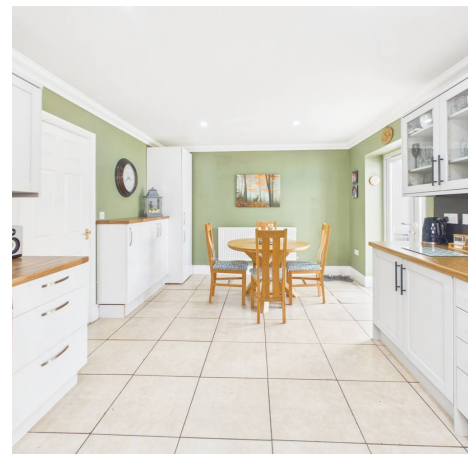
Property for sale through Michael Tuck Estate Agents. Potential rental value of £1495pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

Council Tax band: TBD

Tenure: Freehold

- Upvc Double Glazing
- En-Suite To Bedroom One
- Large Kitchen/Diner
- Conservatory
- Single Garage & Driveway
- Ideal Family Home
- Rarely Available
- Close Proximity To Local Amenities
- Gas Central Heating
- Energy Rating TBC



**Living Room**

19' 3" x 14' 0" (5.86m x 4.26m)

**Kitchen/Diner**

19' 1" x 11' 7" (5.82m x 3.52m)

**Conservatory**

19' 1" x 10' 1" (5.82m x 3.08m)

**Hallway**

21' 3" x 4' 4" (6.47m x 1.32m)

**Garage**

17' 8" x 8' 7" (5.39m x 2.62m)

**WC**

6' 5" x 2' 9" (1.95m x 0.85m)

**Bedroom One**

11' 1" x 11' 1" (3.39m x 3.38m)

**Ensuite**

7' 11" x 3' 4" (2.42m x 1.01m)

**Bedroom Two**

11' 4" x 9' 6" (3.46m x 2.90m)

**Bedroom Three**

9' 3" x 9' 0" (2.81m x 2.74m)

**Bedroom Four**

12' 8" x 7' 4" (3.87m x 2.24m)

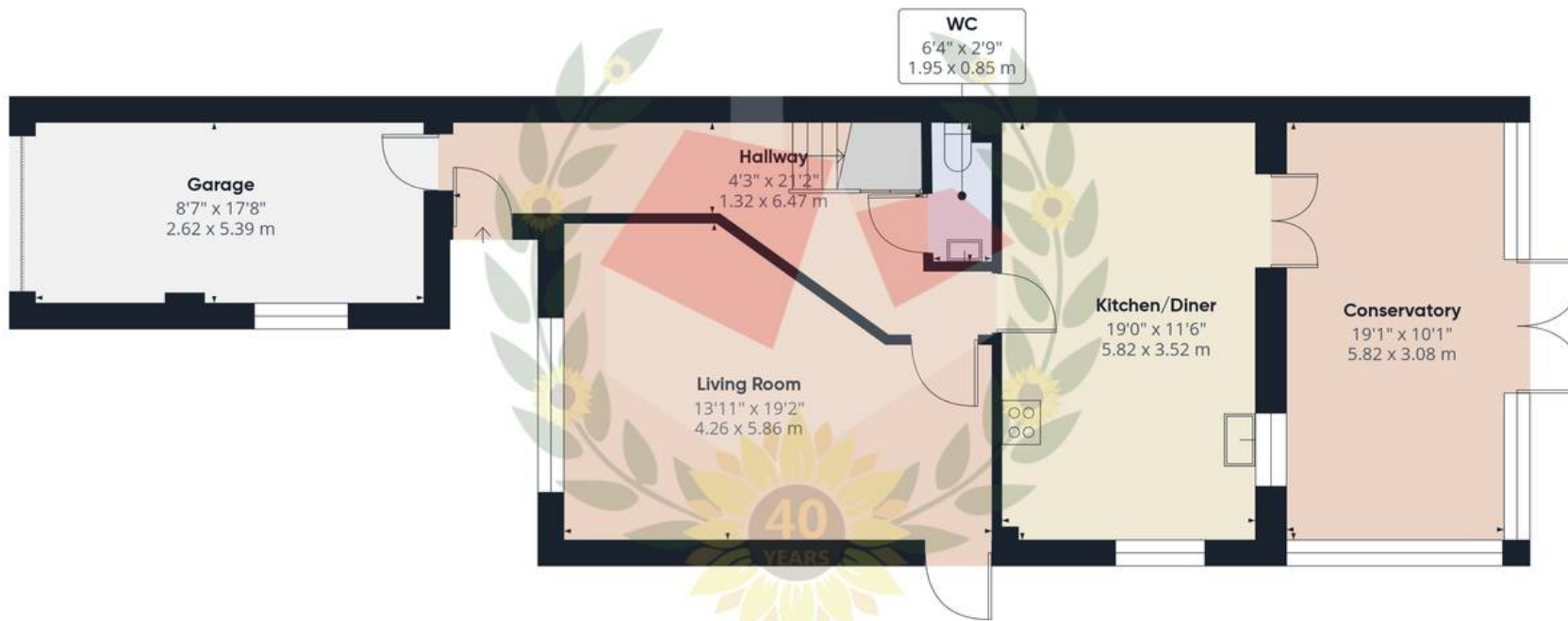
**Bathroom**

6' 8" x 5' 9" (2.02m x 1.76m)

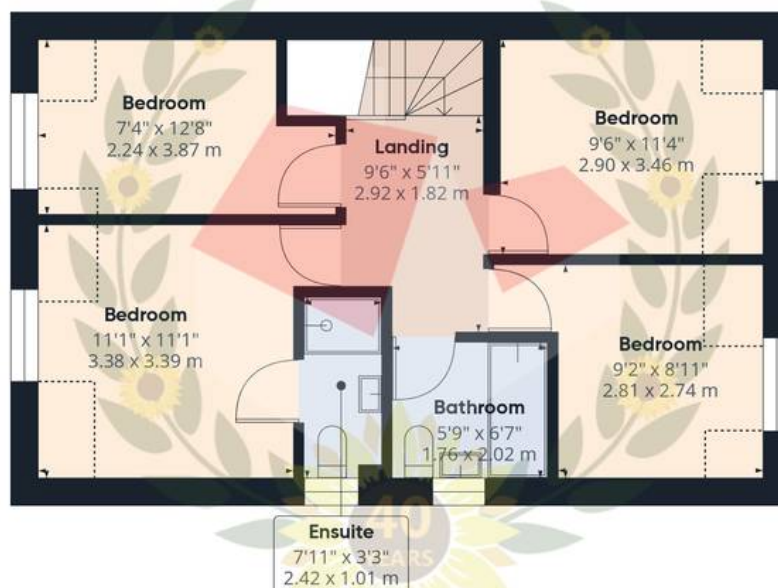
**Landing**

9' 7" x 6' 0" (2.92m x 1.82m)





Ground Floor



Floor 1



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

1478 ft<sup>2</sup>

137.3 m<sup>2</sup>

Reduced headroom

52 ft<sup>2</sup>

4.9 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.

GIRAFFE360





## Michael Tuck Quedgeley

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