



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**18 Valley Gardens Kingsway, Quedgeley**

Gloucester

Guide Price **£270,000**

# 18 Valley Gardens Kingsway

Quedgeley, Gloucester

Well Presented Three Bedroom End Terraced Home in Kingsway with NO ONWARD CHAIN, GARAGE and OFF ROAD PARKING. Close to LOCAL AMENITIES and MOTORWAY ACCESS.

The accommodation briefly comprises an inviting entrance hall, a convenient downstairs cloakroom, a spacious lounge, a separate dining room, and a well-appointed kitchen. Upstairs, the first-floor landing provides access to three well proportioned bedrooms, a modern family bathroom, and a stylish fitted en-suite to the principal bedroom.

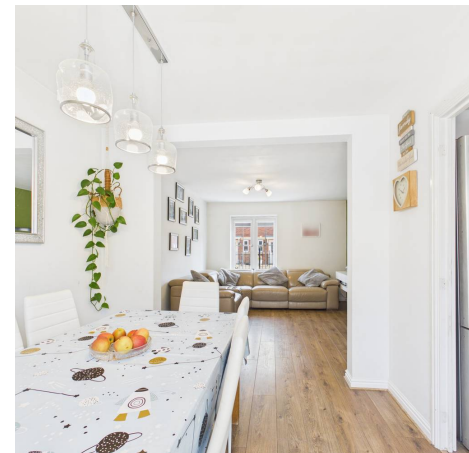
Further benefits include Upvc double glazing, modern gas central heating, an enclosed rear garden, a garage, and off road parking.

Potential rental value of £1,350 pcm in current condition. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: C

Tenure: Freehold

- Well Presented Throughout
- Two Reception Rooms
- Downstairs Cloakroom
- Enclosed Rear Garden
- No Onward Chain
- En-Suite To Master
- Garage & Off Road Parking
- Energy Rating TBC & Council Tax Band C



## Entrance Hall

## Cloakroom

## Lounge & Dining Room

21' 0" x 10' 11" (6.40m x 3.33m)

## Kitchen

11' 7" x 8' 1" (3.53m x 2.46m)

## First Floor Landing

## Bedroom 1

12' 8" x 8' 6" (3.86m x 2.59m)

## En-Suite

## Bedroom 2

11' 7" x 8' 2" (3.53m x 2.49m)

## Bedroom 3

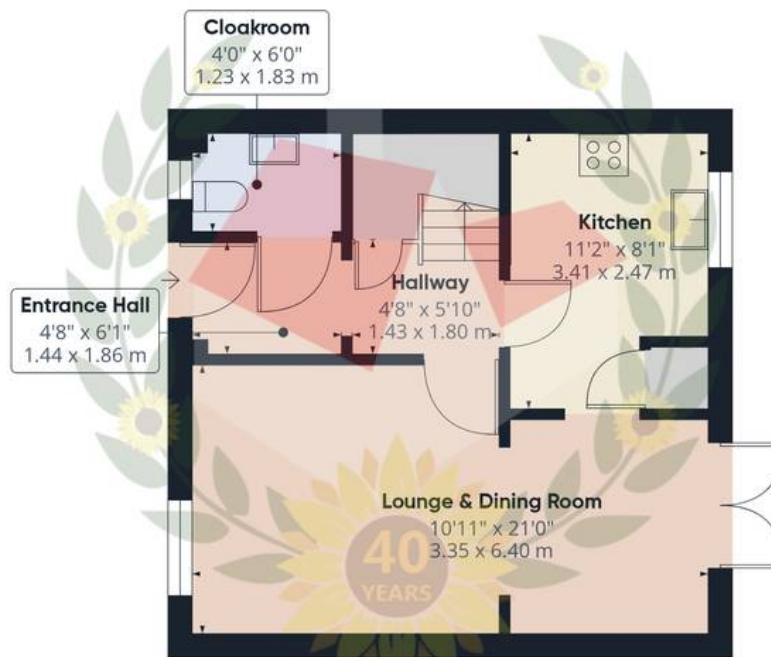
8' 5" x 8' 4" (2.57m x 2.54m)

## Bathroom

8' 2" x 5' 10" (2.49m x 1.78m)

## Garage



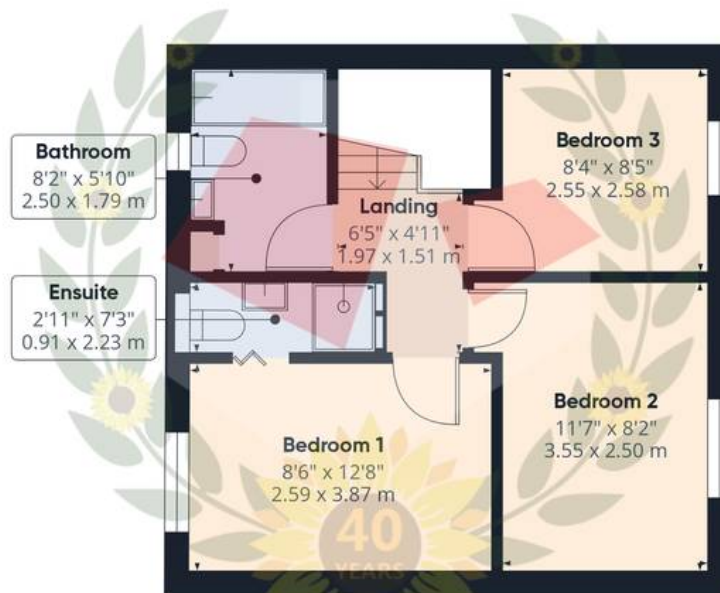


Ground Floor

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

784 ft<sup>2</sup>

72.8 m<sup>2</sup>



Floor 1

(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.

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