



MICHAEL TUCK
ESTATE & LETTING AGENTS



15 Brize Avenue Kingsway, Quedgeley

Gloucester

Guide Price **£425,000**

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Quedgeley, Gloucester

Impressive Five DOUBLE BEDROOM Three Storey Townhouse Offering Versatile And Generously Proportioned Accommodation Ideal For Families Of All Sizes.

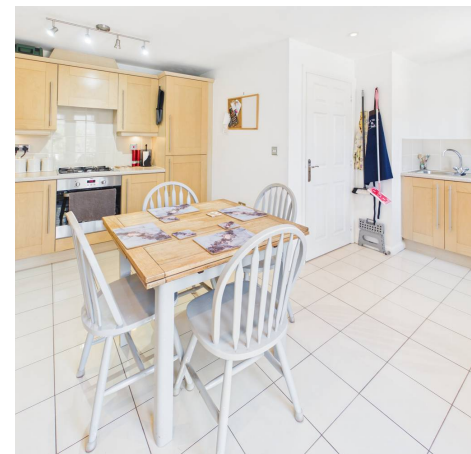
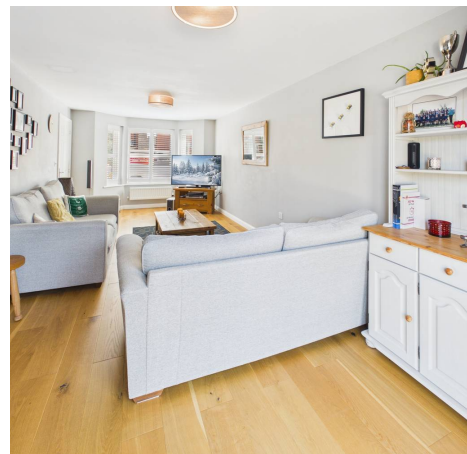
The property briefly comprises an entrance hallway, spacious living room, dining room, downstairs WC and a well-appointed kitchen/diner. Arranged over three floors are five double bedrooms and two bath/shower room suites, providing excellent flexibility for family living, guests or working from home.

Externally, the property boasts a generously sized enclosed rear garden, perfect for families, entertaining and outdoor relaxation. Further benefits include a single garage and off-road parking.

Council Tax band: E

Tenure: Freehold

- Five DOUBLE Bedrooms
- Off Road Parking & Single Garage
- Large Enclosed Rear Garden
- Two Reception Rooms
- En-Suite To Bedroom One & Walk-In-Wardrobe
- Upvc Double Glazing
- Set Over Three Floors
- Gas Central Heating
- Two Bath/Shower Rooms
- Energy Rating TBC



Entrance Hallway

14' 11" x 6' 2" (4.55m x 1.89m)

Living Room

23' 5" x 10' 5" (7.15m x 3.17m)

Dining Room/ Study

10' 3" x 9' 11" (3.13m x 3.01m)

Kitchen/Diner

16' 6" x 13' 0" (5.04m x 3.97m)

WC

6' 7" x 2' 7" (2.00m x 0.80m)

Bedroom One

10' 8" x 10' 2" (3.25m x 3.11m)

Walk In Wardrobe

7' 3" x 6' 0" (2.20m x 1.82m)

Ensuite

7' 2" x 3' 11" (2.19m x 1.20m)

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.19m)

Bedroom Three

12' 7" x 9' 1" (3.83m x 2.77m)

Bedroom Four

15' 3" x 10' 8" (4.66m x 3.25m)

Bedroom Five

15' 3" x 10' 4" (4.66m x 3.16m)

Bathroom

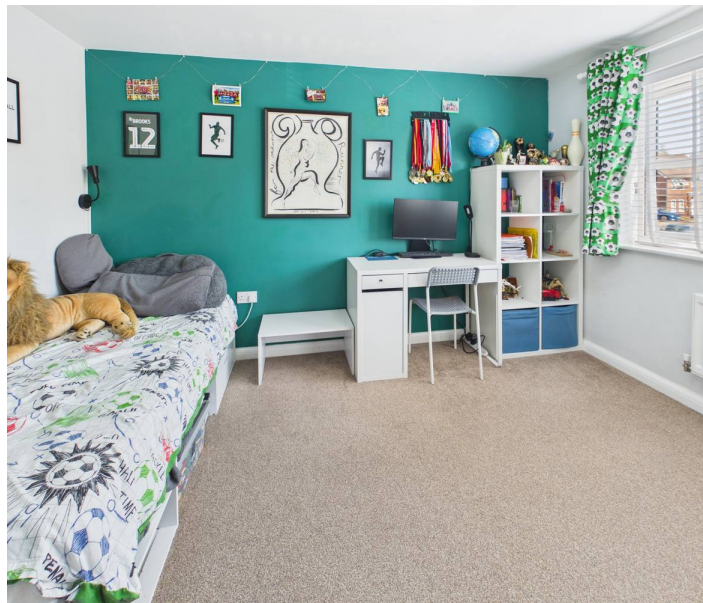
7' 4" x 5' 7" (2.24m x 1.71m)

Shower room

5' 11" x 5' 9" (1.80m x 1.76m)

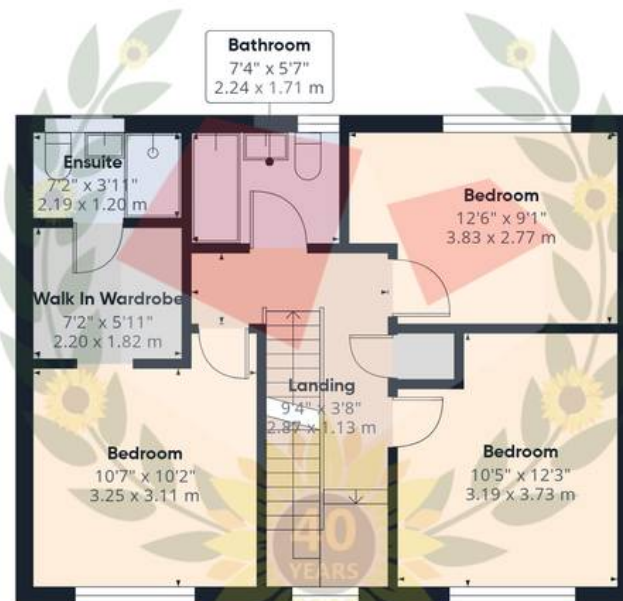
Garage

17' 8" x 8' 3" (5.38m x 2.51m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1665 ft²

154.6 m²

Reduced headroom

42 ft²

3.9 m²

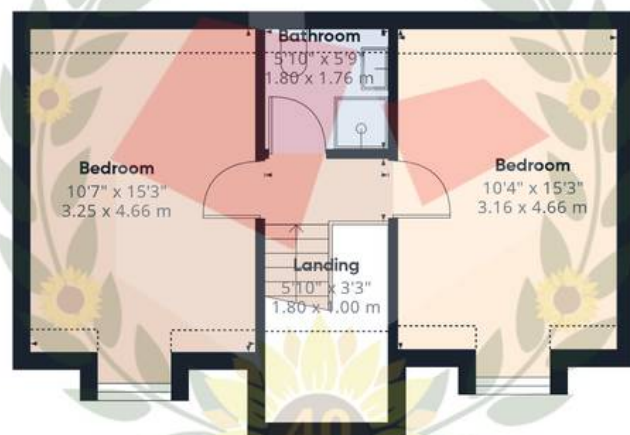
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 2





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