



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**35 Valley Gardens Kingsway, Quedgeley**  
Gloucester

**£210,000**



# 35 Valley Gardens Kingsway

Quedgeley, Gloucester

Two DOUBLE Bedroom Terraced Home Ideal For First Time Buyers Located In Valley Gardens, Kingsway With No Onward Chain.

The accommodation on the ground floor; Entrance hall, cloakroom, kitchen & living/dining room. On the top floor we have; Two DOUBLE bedrooms & bathroom.

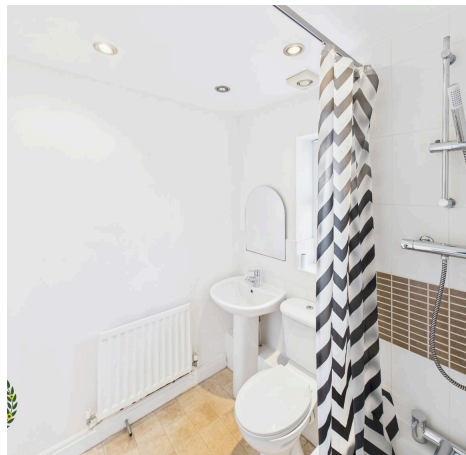
Further benefits include; Gas central heating, upvc double glazing, an en-suite to bedroom one & parking to the rear of the property!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £995 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

Council Tax band: TBD EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C

- Parking Space
- Gas Central Heating
- En-Suite To Bedroom One
- Energy Rating C
- Ideal First Time Buy
- Living/Dining Room
- Upvc Double Glazing
- No Onward Chain



### Entrance Hall

### Cloakroom

### Kitchen

Dimensions: 9' 5" x 6' 9" (2.87m x 2.06m).

### Living/Dining Room

Dimensions: 12' 10" x 10' 6" (3.91m x 3.20m).

### Landing

### Bedroom One

Dimensions: 11' 2" x 8' 6" (3.40m x 2.59m).

### En-suite

Dimensions: 6' 3" x 5' 0" (1.90m x 1.52m).

### Bedroom Two

Dimensions: 11' 2" x 7' 3" (3.40m x 2.21m).

### Bathroom

Dimensions: 6' 2" x 5' 6" (1.88m x 1.68m).

### Rear Garden

### Parking Space

### Additional Information

Additional Information provided by vendor: Utilities •  
Electricity – mains • Gas – mains • Water – mains •  
Sewerage – mains • Broadband – copper wire







Ground Floor



Floor 1

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

573.39 ft<sup>2</sup>

53.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Michael Tuck Quedgeley

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