



**77 The Willows, Quedgeley**
Gloucester

In Excess of **£180,000**

77 The Willows

Quedgeley, Gloucester

One Bedroom Open Plan Bungalow With Off Road Parking & Garage Located In The Willows, Quedgeley With No Onward Chain!

The accommodation comprises of; Entrance hall, bedroom, bathroom & open plan kitchen/living area.

Further benefits include; Gas central heating, upvc double glazing & a private enclosed rear garden.

Call us today to arrange your viewing on 01452 543200!

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Open Plan Living
- Private Enclosed Rear Garden
- Energy Rating D64
- Upvc Double Glazing
- One Off Road Parking Space
- Gas Central Heating
- Single Garage
- No Onward Chain



Entrance Hall

Bedroom

Dimensions: 12' 7" x 9' 6" (3.83m x 2.89m).

Bathroom

Dimensions: 6' 1" x 5' 9" (1.85m x 1.75m).

Kitchen/Living Area

Dimensions: 18' 11" x 9' 9" (5.76m x 2.97m).

Garage

Dimensions: 17' 1" x 8' 3" (5.20m x 2.51m).

One Off Road Parking Space

Rear Garden

Additional Information

Additional Information provided by vendor: Utilities •

Electricity – mains • Gas – mains • Water – mains •

Sewerage – mains • Broadband – copper wire





Ground Floor Building 1

Approximate total area⁽¹⁾

596.01 ft²

55.37 m²



Ground Floor Building 2

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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