



MICHAEL TUCK
ESTATE & LETTING AGENTS



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

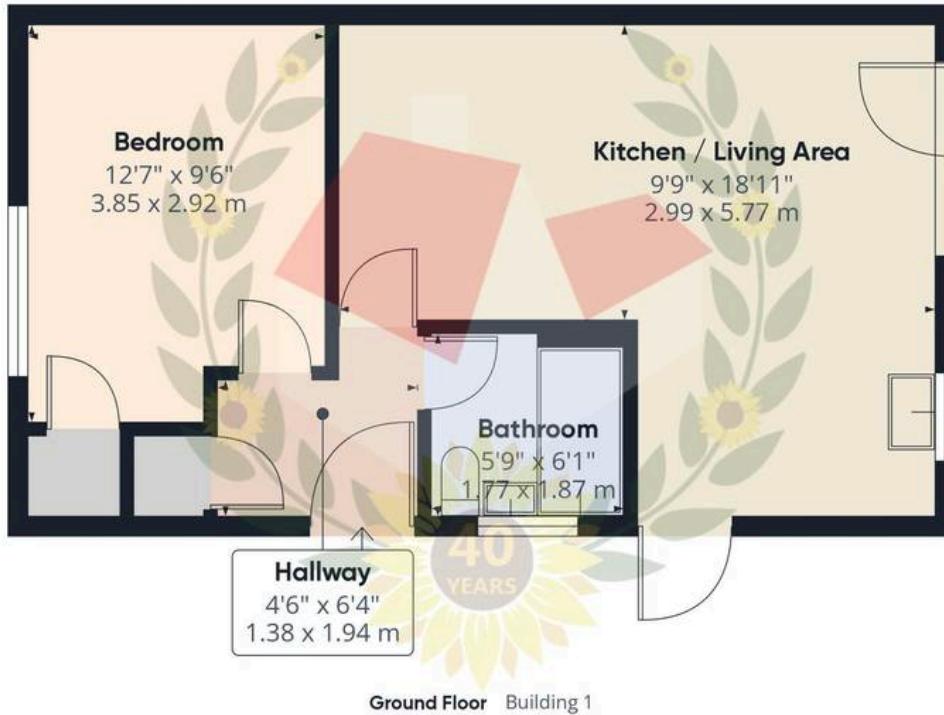
Additional Information

Additional Information provided by vendor: Utilities •

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

Sewerage – mains • Broadband – copper wire





Approximate total area⁽¹⁾

596.01 ft²

55.37 m²



(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



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Quedgeley

1 School Lane, Quedgeley – GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.