



**77 The Willows, Quedgeley**

Gloucester

**£280,000**

# 77 The Willows

Quedgeley, Gloucester

Fully Renovated Two Bedroom Open Plan Bungalow  
With Off Road Parking For TWO cars & Garage  
Located In The Willows, Quedgeley With No Onward  
Chain!

The accommodation comprises of; Entrance hall,  
two bedrooms, 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!

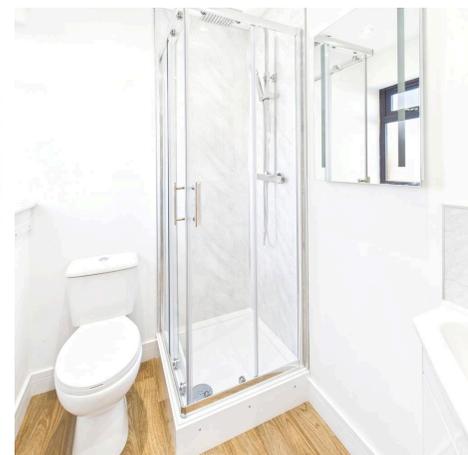
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Open Plan Living
- Private Enclosed Rear Garden
- Upvc Double Glazing
- Immaculate Throughout
- Two Off Road Parking Spaces
- Gas Central Heating
- Single Garage
- No Onward Chain
- Fully Renovated
- Energy Rating D64
- Two Bedrooms



**Entrance Hall**

**Living/Dining Area**

18' 10" x 9' 9" (5.73m x 2.97m)

**Kitchen Area**

6' 3" x 6' 2" (1.91m x 1.87m)

**Bedroom**

11' 0" x 9' 7" (3.36m x 2.92m)

**Bedroom**

9' 0" x 5' 9" (2.74m x 1.76m)

**Bathroom**

5' 10" x 4' 6" (1.77m x 1.37m)

**Garage**

17' 3" x 8' 4" (5.26m x 2.54m)





Ground Floor Building 1



Ground Floor Building 2

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

588 ft<sup>2</sup>

54.7 m<sup>2</sup>

(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.

GIRAFFE 360



## Michael Tuck Quedgeley

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