



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**8 Babdown Close Kingsway, Quedgeley**

Gloucester

In Excess of £260,000

# 8 Babdown Close Kingsway

Quedgeley, Gloucester

Three Bedroom End Terraced House With TWO Off Road Parking Spaces Offered To The Market With No Onward Chain!

The accommodation on the ground floor comprises of; Entrance hall, Living room, W.C & kitchen/diner.

On the top floor we have; Three bedrooms and family bathroom.

Further benefits include; Gas central heating, upvc double glazing, enclosed rear garden & an en-suite to bedroom one!

Call us today to arrange your viewing on 01452 543200!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Ideal For FTB's Or Investors Alike
- Enclosed Rear Garden
- Downstairs W.C
- Kitchen/Diner
- No Onward Chain
- Two Off Road Parking Spaces
- En-Suite To Bedroom One
- Energy Rating B



## Entrance Hall

### Living Room

13' 2" x 12' 0" (4.02m x 3.66m)

### W.C

### Kitchen/Diner

15' 3" x 12' 0" (4.66m x 3.66m)

### Bedroom One

9' 7" x 7' 11" (2.93m x 2.41m)

### En-Suite

### Bedroom Two

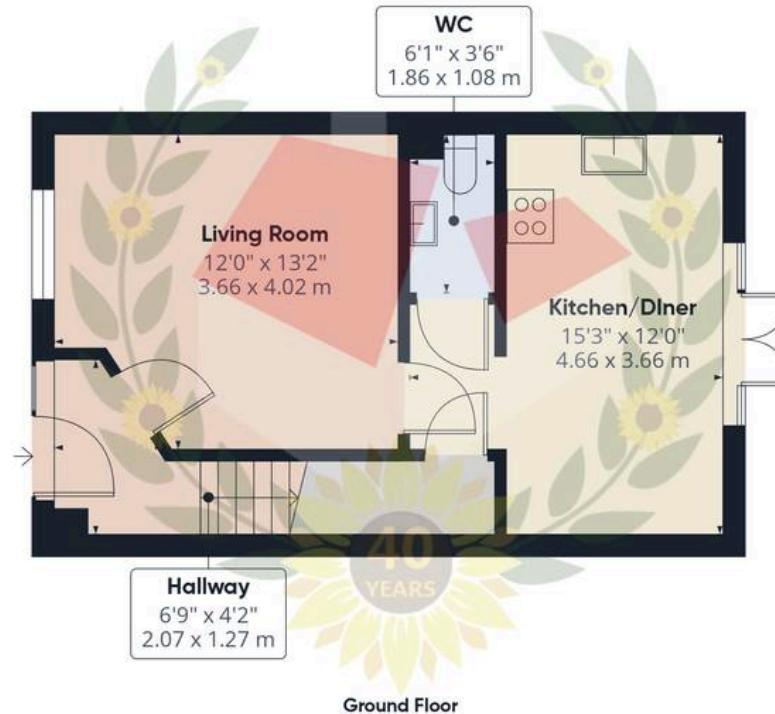
10' 6" x 8' 6" (3.20m x 2.60m)

### Bedroom Three

9' 11" x 6' 8" (3.03m x 2.03m)

### Bathroom

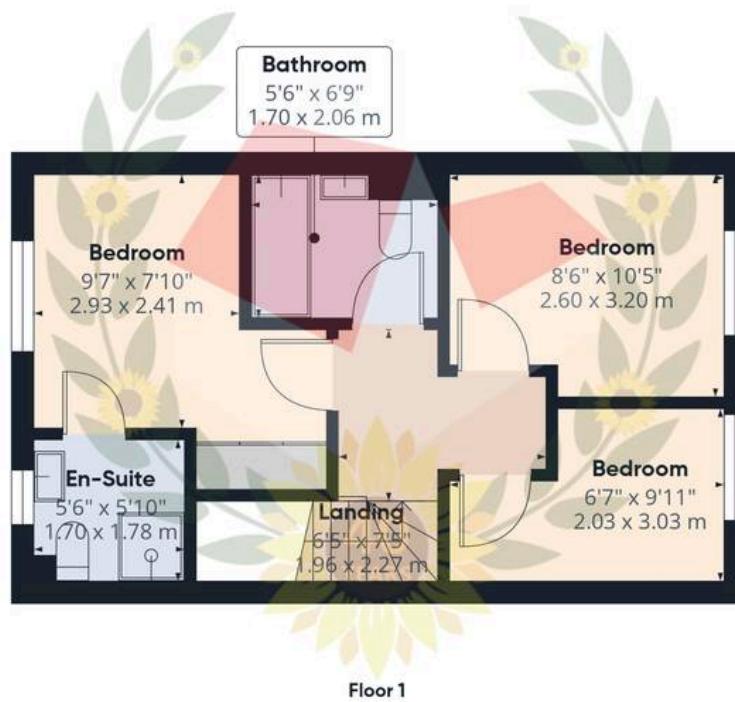




Approximate total area<sup>(1)</sup>

733 ft<sup>2</sup>

68 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.

GIRAFFE360





## Michael Tuck Quedgeley

1 School Lane, Quedgeley – GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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