



**Brookes Close, Quedgeley, Gloucester**

Freehold

**£215,000**

**1 Brookes Close, Quedgeley,  
Gloucester, Gloucestershire, GL2 2JQ**

**£215,000**

Freehold. Council Tax Band B

 **2 Bedrooms**

 **1 Bathrooms**

 **1 Receptions**

#### **Features**

- \*Upvc Double Glazing
- \* TWO Single Garages
- \*Open Plan Kitchen/Living Space
- \*Gas Central Heating
- \*Two DOUBLE Bedrooms
- \* Immaculate Throughout
- \*Ideal First Buy
- \* Energy Rating B

#### **Michael Tuck Estate and Letting Agents**

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#### **The Property**

Immaculate TWO DOUBLE Bedroom Coach House With TWO Single Garages Located In Brookes Close, Quedgeley!!

The accommodation comprises of; Entrance hall, open plan kitchen/living space, two DOUBLE bedrooms & family bathroom.

Further benefits include; Gas central heating, upvc double glazing & two single garages underneath the coach house. This property would make an ideal first time buy or investment!

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.

**Entrance Hall** 6' 7" x 3' 10" (2.01m x 1.17m)

#### **Landing**

**Kitchen/Living Area** 19' 1" x 13' 1" (5.81m x 3.98m)

**Bedroom 1** 11' 9" x 10' 5" (3.58m x 3.17m)

**Bedroom 2** 11' 9" x 7' 7" (3.58m x 2.31m)

**Bathroom** 6' 10" x 5' 8" (2.08m x 1.73m)

**Single Garage** 19' 5" x 9' 10" (5.91m x 2.99m)

**Single Garage** 19' 5" x 9' 1" (5.91m x 2.77m)

#### **Additional Information**

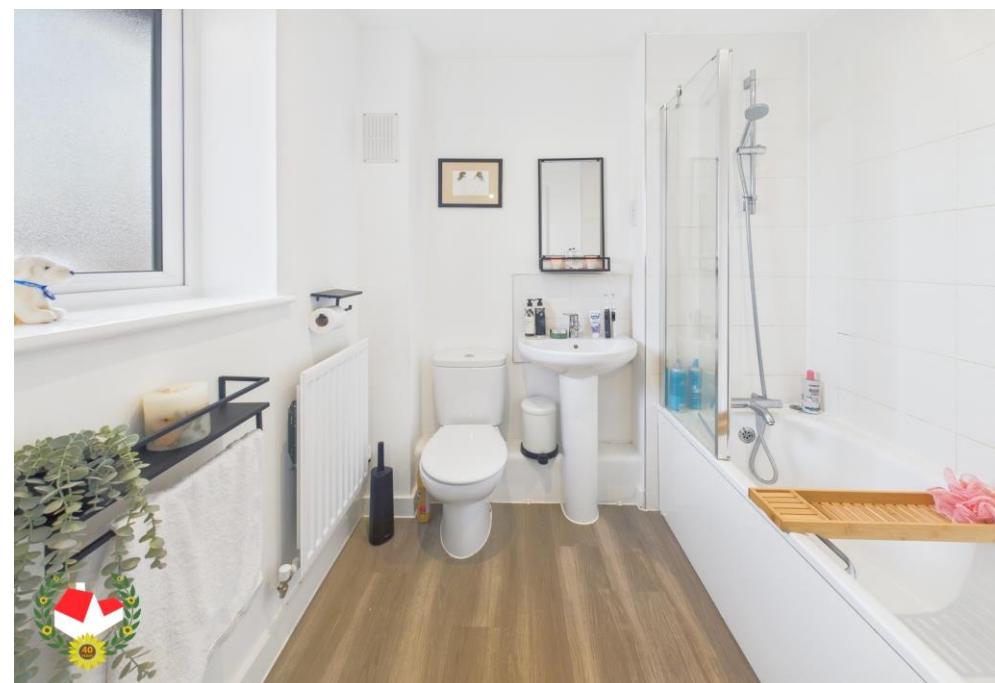
Additional Information provided by vendor:  
Utilities • Electricity – mains • Gas – mains • Water – mains • Sewerage – mains • Broadband – fibre to premises

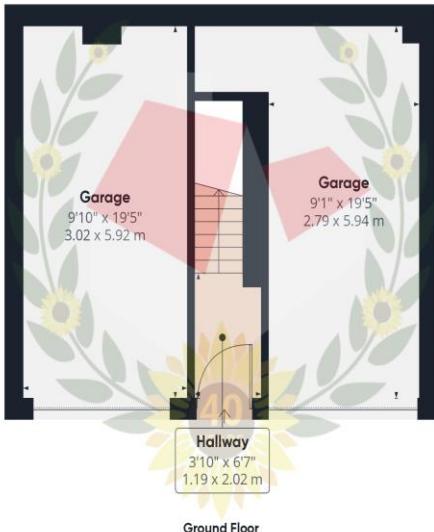
#### **Management Estate Charge**

£67.36 per month





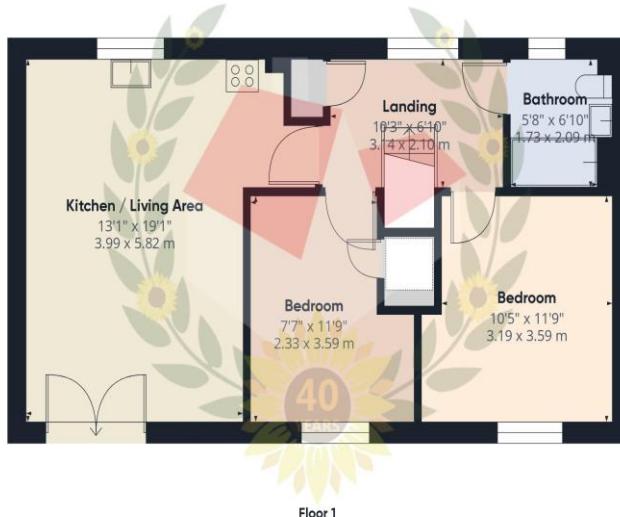




Approximate total area<sup>(1)</sup>

1062.73 ft<sup>2</sup>  
98.73 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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The position and size of doors, windows, appliances, and other features are approximate only.

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