



**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

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

[estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk)

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### 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

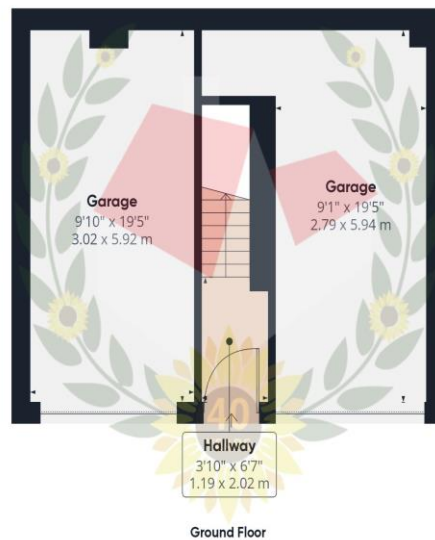




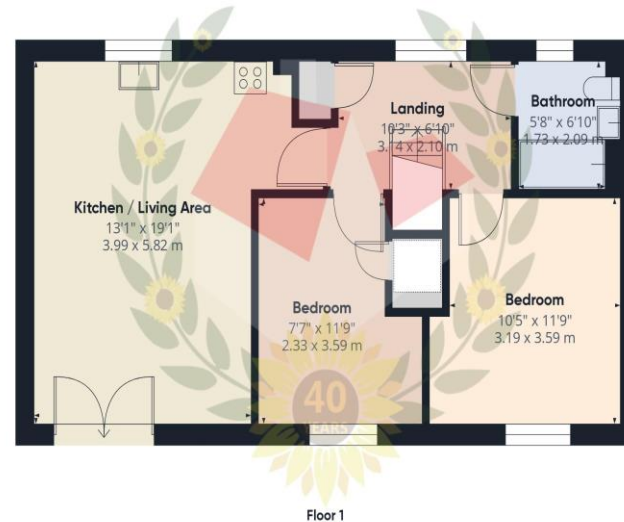








**Approximate total area<sup>(1)</sup>**  
1062.73 ft<sup>2</sup>  
98.73 m<sup>2</sup>



(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.

GIRAFFE360

**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
Unauthorised reproduction prohibited

**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 of 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.

