



Mallard Close, Quedgeley, Gloucester

Freehold

£290,000

**17 Mallard Close, Quedgeley,
Gloucester, Gloucestershire, GL2 4GT**

£290,000

Freehold. Council Tax Band C



3 Bedrooms



2 Bathrooms



2 Receptions

Features

- *Upvc Double Glazing
- * Off Road Parking For Three Cars
- *Enclosed Rear Garden
- *Gas Central Heating
- *Single Garage
- * Ideal First Time Buy
- *En-Suite To Bedroom One
- * Energy Rating C

Michael Tuck Estate and Letting Agents

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The Property

Three Bedroom End-Terraced House With Off Road Parking For Three Cars & Garage Located In Mallard Close, Quedgeley!

The accommodation comprises of; Entrance hall, cloakroom, living room, kitchen diner & conservatory!

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

Further benefits include; Gas central heating, upvc double glazing, off road parking for THREE cars, single garage & en-suite to bedroom one. Property for sale through Michael Tuck Estate Agents.

Potential Rental value of £1295 pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

Entrance Porch

Cloakroom

Living Room 15' 1" x 13' 0" (4.59m x 3.96m)

Kitchen 8' 7" x 7' 6" (2.61m x 2.28m)

Dining Area 8' 7" x 7' 6" (2.61m x 2.28m)

Landing

Bedroom One 8' 6" x 8' 6" (2.59m x 2.59m)

En-suite

Bedroom Two 8' 7" x 7' 10" (2.61m x 2.39m)

Bedroom Three 8' 5" x 6' 6" (2.56m x 1.98m)

Bathroom 6' 11" x 6' 5" (2.11m x 1.95m)

Rear Garden

Off Road Parking For Three Cars & Single Garage

Additional Information

Additional Information provided by vendor:

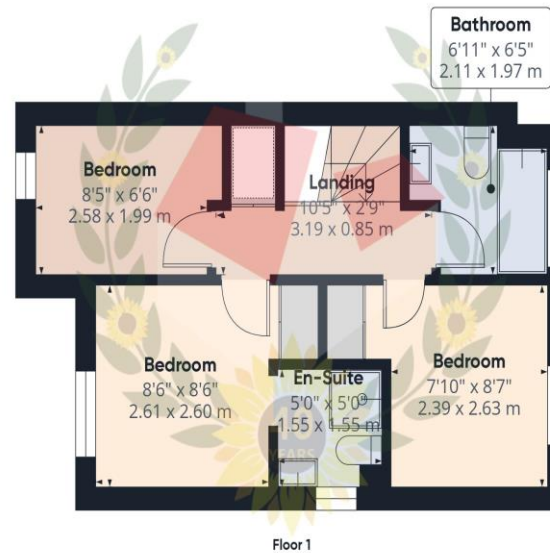
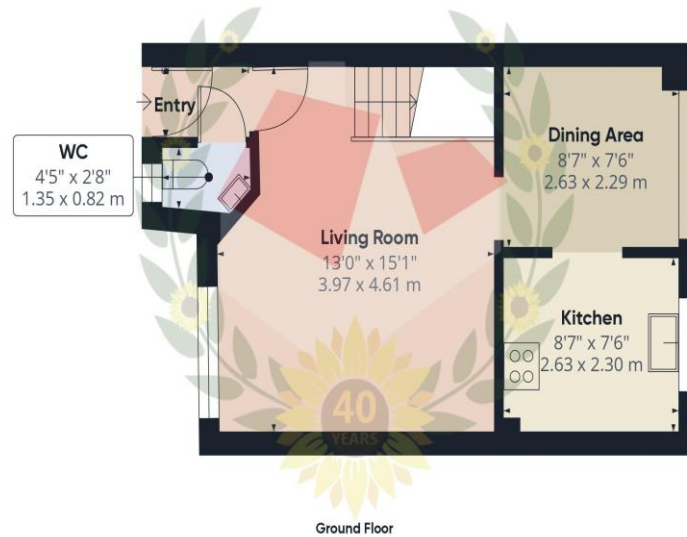
Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – copper wire









Approximate total area⁽¹⁾

651.75 ft²
60.55 m²

Reduced headroom

0.13 ft²
0.01 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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