



17B Old Elmore Lane

Quedgeley, Gloucester, GL2 4NY

Offers in excess of £425,000



We are delighted to bring to the market this beautifully presented four-bedroom detached family home, ideally situated in a secluded and sought-after area of Quedgeley. The property further benefits from a garage and a generous rear garden, making it perfect for modern family living.

The ground floor accommodation comprises an inviting entrance hall, cloakroom/WC, and a modern kitchen/diner complete with breakfast bar and direct access to the garden. The lounge is bright and spacious, featuring French doors that open onto the rear garden. There is also the added convenience of an integral door to the garage from the hallway.

Upstairs offers three double bedrooms and a well-proportioned single bedroom, with the main bedroom benefiting from an ensuite, alongside a contemporary family bathroom.



Entrance Hallway

Accessed via composite double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space, doors leading to all rooms & garage.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator.

Lounge

Upvc double glazed french doors to rear, Upvc double glazed windows to rear, television point, two radiators, power points,

Utility Room

Power & lighting. Base level units with roll edge work tops, space for washing machine & tumble dryer. Wall mounted boiler.

Open Plan Kitchen/Diner

Upvc double glazed french doors to rear & Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in appliances, television point, two radiators, power points.

First Floor Landing

Access to loft via hatch, airing cupboard, radiator, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, built in wardrobes, radiator, power points, door to:

En-Suite Bathroom

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

Bedroom 3

Upvc double glazed windows to both side & rear, radiator, power points.

Bedroom 4

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Family Bathroom

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point, mirror, recessed down lights.

Rear Garden

A beautifully maintained rear garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Garage

Mainly converted into the utility however there is some storage space.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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