



## 26 Stanbridge Way

Quedgeley, Gloucester, GL2 4RE

**Offers in excess of £280,000**



Offered for sale for the first time since new, this exceptionally presented and spacious end-terrace home is located on a quiet no-through road in the popular area of Quedgeley.

Finished to a modern standard throughout, the property features an enclosed rear garden, off-road parking to the side, and generously proportioned living space—making it an ideal choice for first-time buyers, families, or investors.

Early viewing is essential to appreciate all this wonderful home has to offer.





### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor with under stairs storage, recessed down lights. Doors to cloakroom, lounge & kitchen/diner.

### Cloakroom

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

### Lounge

Upvc double glazed windows to front, radiator, power points, television point.

### Open Plan Kitchen/Diner

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, electric double oven with separate gas hob & hood, space for appliances, recessed down lights, cupboard housing combination boiler, laminate flooring, radiator, power points. Opening too:

### Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, pvc roof, laminate flooring.

### First Floor Landing

Power points, doors to all rooms.

### Bedroom 1

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

### Bedroom 2

Upvc double glazed windows to rear, radiator, laminate flooring.

### Bedroom 3

Upvc double glazed windows to front, radiator, power points, laminate flooring.

### Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

### Rear Garden

An enclosed area which is partly paved, partly laid to decking, cold water tap, summer house. gated rear access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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