



## 62 The Holly Grove

Quedgeley, Gloucester, GL2 4UX

**£270,000**



Murdock and Wasley Estate Agents are delighted to present this immaculate three-bedroom semi-detached home, perfectly situated in the highly sought-after and desirable Quedgeley area.

Over recent years, the property has undergone a comprehensive renovation, with no detail overlooked. The improvements include a complete rewire, a brand-new heating system and the installation of a stylish, contemporary kitchen and bathroom, ensuring the property is ready to move into without any additional work.



## Entrance Porch

Accessed via upvc double glazed door, laminate flooring door to:

## Lounge/Diner

Tv point, power points, radiator, stairs to first floor with storage beneath. Space for dining room table. Side aspect upvc double glazed window and French doors to rear leading into the garden.

## Kitchen

Range of wall, base and drawer mounted units, oak worksurfaces, stainless steel sink and drainer, oven/grill with four ring gas hob and extractor hood over. Appliance points, power points, radiator. Integrated fridge/freezer. Space for washing machine. Part tiled walls, tiled flooring, rear aspect upvc double glazed window and door leading to the garden.

## Landing

Power points, access to loft via hatch. Side aspect upvc double glazed window. Door to:

## Bedroom One

Tv point, power points, radiator, built in double wardrobe, rear aspect upvc double glazed window.

## Bedroom Two

Power points, radiator, front aspect upvc double glazed window

## Bedroom Three

Power points, radiator, rear aspect upvc double glazed window

## Bathroom

Suite comprising: Panelled bath with shower over, vanity wash

hand basin with mixer tap over and storage below, low-level wc, wall mounted mirrored cupboard, built in storage housing 'Worcester' gas combination boiler, heated towel rail, part tiled walls, front aspect upvc double glazed window.

## Outside

At the front of the property, there is a block-paved driveway providing off-road parking for at least three vehicles, leading to the garage.

To the rear, there is a south-westerly facing garden, thoughtfully designed for low maintenance. It features artificial grass and a patio seating area, all enclosed by wooden panel fencing, with a wooden gate providing access to the front of the property.

## Garage

Accessed via up 'n' over door. Power points and lighting.

## Tenure

Freehold

## Services

Mains water, gas, electricity and drainage.

## Local Authority

Gloucester City Council.  
Council Tax Band: B

## Awaiting Vendor Approval

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



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