



26 Barrow Close

Quedgeley, Gloucester, GL2 4YP

£280,000



We are delighted to welcome to the market this spacious semi-detached home, ideally situated in a quiet and highly popular location.

In our opinion, the property is perfectly suited to first-time buyers and offers well-proportioned living accommodation throughout. Standout features include a recently fitted kitchen, three generous bedrooms, and a private enclosed rear garden, making it an ideal home for modern living.

Early viewing is strongly advised to fully appreciate the space and location on offer.



Entrance Porch

Approached via Upvc double glazed front door, laminate flooring, storage cupboard, door through too:

Lounge

Upvc double glazed french doors to rear & Upvc double glazed window to side, television point, two radiators, power points, stairs leading to first floor with under stairs storage space, doors to kitchen & dining room.

Kitchen

Upvc double glazed door & window to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in fridge/freezer, space for further appliances, laminate flooring, power points, partly tiled walls.

Dining Room

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

First Floor Landing

Access to loft via hatch, storage cupboard, power points. Doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, laminate flooring, television point.

Bedroom 2

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

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, recessed down lights.

Shower Room

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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			81
(55-68) D		65	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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