



**Mallard Close, Quedgley, 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 TBC

### Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

[estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk)

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### 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

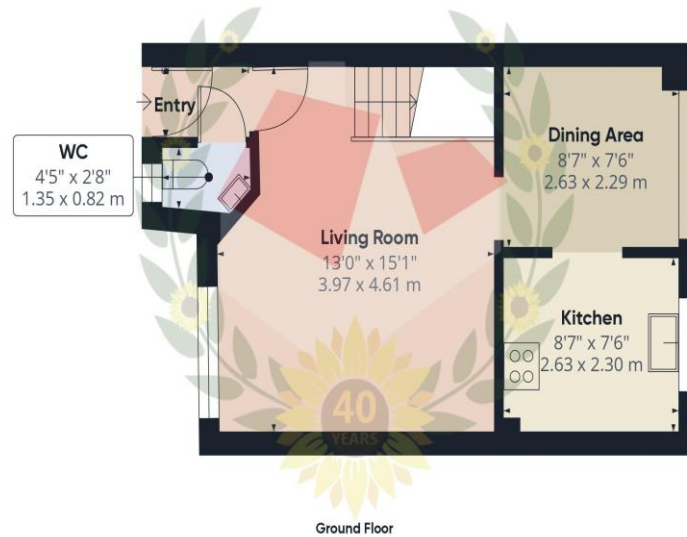
- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – copper wire



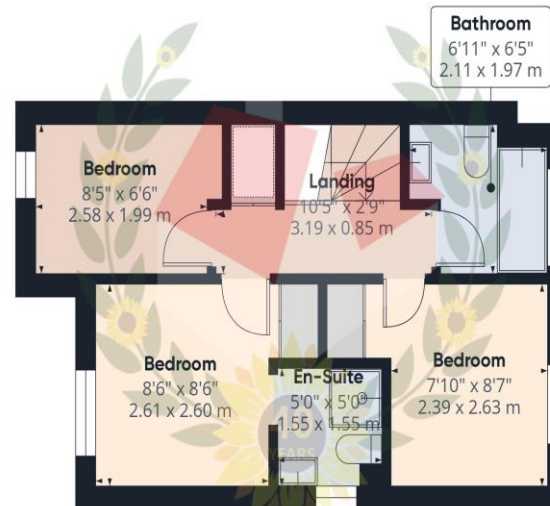








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

651.75 ft<sup>2</sup>  
60.55 m<sup>2</sup>

**Reduced headroom**

0.13 ft<sup>2</sup>  
0.01 m<sup>2</sup>

(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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