



Mona Avenue, Quedgeley GL2 2ET
£475,000



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- Four double bedroom detached family home
- En-suite shower room to master
- Immaculately presented throughout
- Generous & flexible living accommodation
- Private & enclosed rear garden with multiple seating areas
- Driveway & detached single garage
- EPC rating TBC
- Gloucester City Council - Tax Band E (£2,736.28 per annum 2024/2025)

£475,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious hallway provides access to the living room, kitchen, study and storage cupboards located beneath the stairwell.

Kitchen / Dining Room

An abundance of natural light streams into the room via the two windows and French doors that open to the rear garden. Ideal space for a dining area is provided whilst the kitchen boasts ample worktop and storage space alongside an array of integrated appliances to include double ovens, gas hob and dishwasher alongside plumbing for an automatic washing machine.

Living Room

The generous sized room benefits from an electric feature fireplace, window overlooking the front aspect and another set of French doors providing further access to the rear garden.

Second Reception Room

Versatile room offers the flexibility for many uses such as home office, gym, playroom or separate dining room. Two windows overlook the front aspect.

Downstairs W.C

Modern white suite cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the side aspect.

Landing

Landing provides access to all four bedrooms, family bathroom and to a built-in storage cupboard.

Master Bedroom

Large double bedroom with built-in double wardrobes, two windows and access to the en-suite.

En-Suite

Modern white suite shower room comprises w.c, wash hand basin, shower



cubicle, heated towel rail and window with frosted glass overlooking the side aspect.

Bedroom Two

Double bedroom with windows overlooking the front and rear aspects.

Bedroom Three

Double bedroom with windows overlooking the front and side aspects.

Bedroom Four

Double bedroom with window overlooking the front aspect and built-in single wardrobe.

Bathroom

Modern white suite family bathroom comprises w.c, wash hand basin, heated towel rail, shower cubicle, bath and window with frosted glass overlooking the side aspect.

Outside

To the rear, the property boasts a well maintained low maintenance rear enclosed with fenced borders. Welcoming plenty of sun light through the day, the garden allows for multiple seating areas to benefits from the sun all day long. An ideal spot for a vegetable plot has also been created. The present owners have also created an additional outbuilding with bar area created, ideal

for entertaining guests, with canopy over a hot tub area. The building benefits from power and lighting. Personal use door from the garden provides access to the detached garage which also benefits from power and lighting. Gated side access opens to the driveway allowing off-road parking for multiple vehicles where vehicular access to the garage is found via up and over door.

Location

Mona Avenue is situated in the popular residential area of Kingsway which provides residents with the large superstore chain Asda, doctors surgery, public eating houses alongside nursery and primary education as well as many other amenities. With various green areas, open parks spaces and mixed games courts, the area is popular with young families and professionals having close connection to the M5 leading to Bristol in the south or Birmingham in the north.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

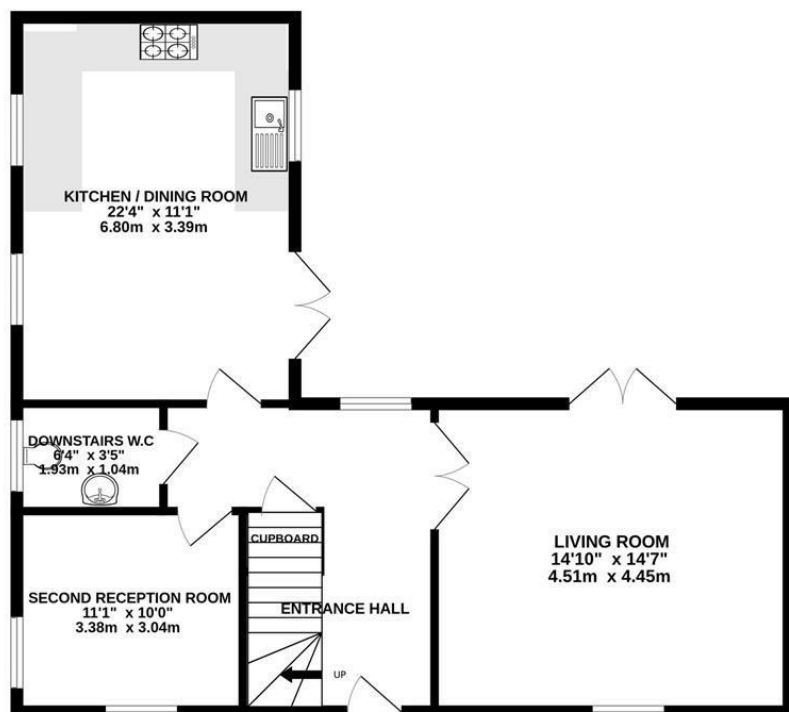
Sewerage: Mains.



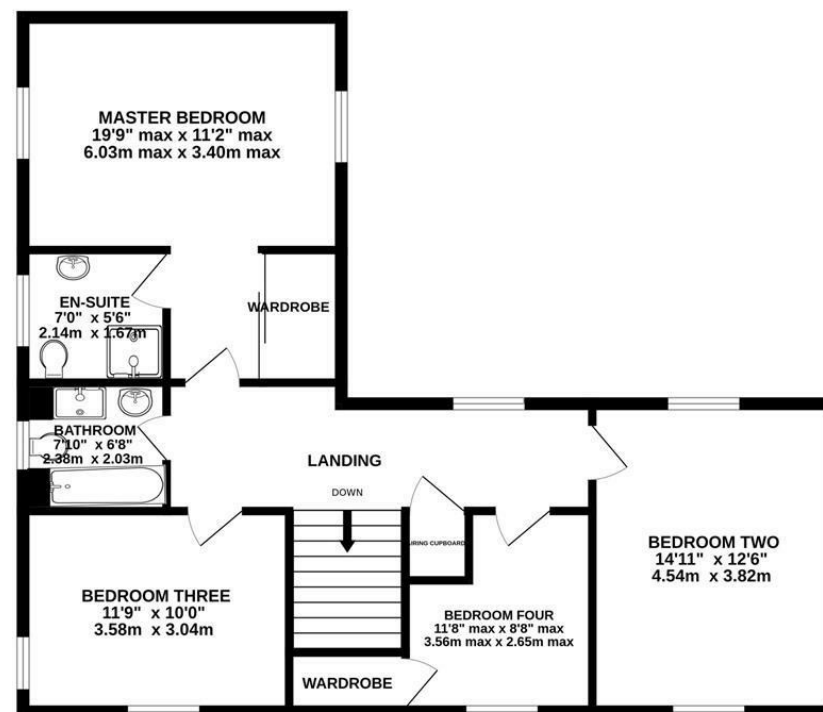
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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