



Aspen Drive, Quedgeley GL2 4EN
£290,000



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• No onward chain • Three bedroom semi detached family home • Immaculately presented throughout • Generous ground floor living accommodation • Enclosed low maintenance rear garden • Off-road parking for two vehicles • Situated in the popular residential area of Quedgeley • Potential rental income of £1,300 pcm • EPC rating C70 • Gloucester City Council - Tax Band C (£1,731.94 per annum)

£290,000

Accommodation

Step into the entrance hall providing immediate access to the downstairs w.c adjacent to the stairwell aswell as access to the modern fitted kitchen overlooking the front aspect of the property. Formerly the garage, this has been converted to provide an extension to the kitchen itself allowing for convenient space for a dining area if required. The kitchen boasts ample storage and worktop space alongside plumbing for a dishwasher, washing machine and American style fridge/freezer aswell as integrated electric hob and oven.

To the left hand side of the entrance hall, access to the generous sized lounge is provided which opens to the spacious conservatory via French doors allowing for further living space. A second set of French doors from the conservatory opens to the rear garden.

Taking the stairs to the first floor, the property is completed internally by two double bedrooms, with built-in double wardrobes to the master and built-in cupboard housing the combi boiler to the second, aswell as a single bedroom and modern fitted white suite bathroom with w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Outside

Externally the property boasts an enclosed rear garden with fitted garden shed and convenient space for a hot tub if required. Gated side access leads back to the front of the property where off-road parking for two vehicles is located.

Location

Established and highly sought after, Quedgeley offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike. A short walk from the property itself, access to the canal is found leading to the heart of Gloucester itself.

Local Authority, Services & Tenure

Freehold.

Gloucester City Council - Tax Band C (£1,731.94 per annum).

Mains water, drainage, gas and electric are connected to the property.



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

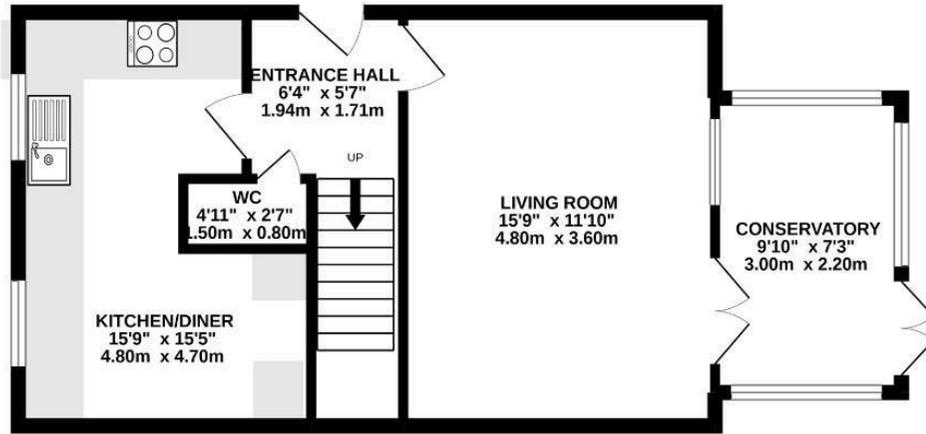
01452 398010

docks@naylorpowell.com

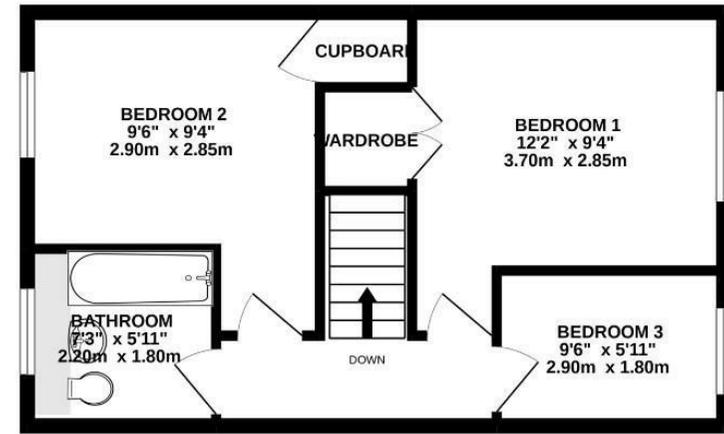
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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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