



**Azalea Gardens, Quedgeley GL2 4GA**  
**£210,000**



# Azalea Gardens, Quedgeley GL2 4GA

• No Onward Chain • Two bedroom end of terrace home • Situated in the popular suburb of Quedgeley • Ideal for both first time buyers and investors • Potential rental income of £1,100 pcm • EPC rating D64 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

**£210,000**

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over. Additional space for fridge freezer and plumbing for washing machine. Window to front aspect.

## Living Dining Room

Generously sized living dining room with sliding doors to the conservatory.

## Conservatory

Windows looking onto the back garden. French doors to outside.

## Master Bedroom

Double bedroom with two windows to the front aspect.

## Second Bedroom

Double bedroom with window to rear aspect over looking the back garden.

## Bathroom

White suite comprising WC, wash hand basin and bath with shower over. Frosted window.

## Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a combination of lawned and slabbed areas.

## 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. The property is also just a 2 minute walk from the Elmore Lane Bridge that gives access to the Gloucester & Sharpness Canal walking and cycling routes (see photograph) that in one direction can take you into the heart of Gloucester. A further 2 minutes walk will take you to the countryside and riverside walks along the Severn Way public footpath. A children's play park, nature reserve and community orchard are all just 5 minutes from the house.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating. Boiler installed within the last 12 months.

Broadband speed: Basic 14 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone.



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

01452 398010

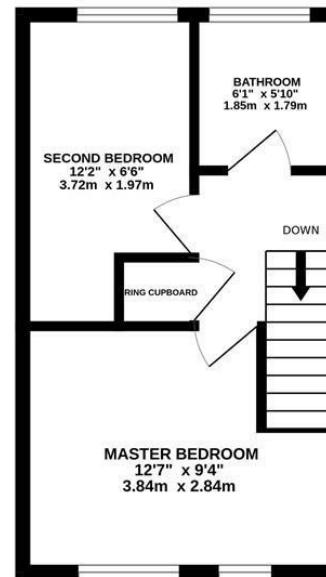
docks@naylorpowell.com  
www.naylorpowell.com



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate. The estate agent accepts no responsibility for any error, omission or misdescription. This plan is for identification purposes only and should not 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(0-10) A			
(11-19) B			
(20-40) C			
(41-60) D			
(61-80) E			
(81-100) F			
(101-120) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

