











113 The Causeway, Quedgeley, GL2 4LR £299,950

A very well presented Three bedroom family home in a popular location, situated on the Causeway that has been modernised throughout, making it a perfect first time buy or family home.

Quedgeley is a great community with convenient access to local amenities, schools, and parks, making it an ideal location for families\*\*\*CHAIN FREE\*\*\*

#### **Entrance Hall**

Lounge 14'7 x 12'4 (4.45m x 3.76m)

Dining Room 10'8 x 8'1 (3.25m x 2.46m)

Kitchen 10'11 x 7'5 (3.33m x 2.26m)

Bedroom 1 11'4 x 9'8 (3.45m x 2.95m)

Bedroom 2 12'0 x 8'1 (3.66m x 2.46m)

Bedroom 3 9'1 x 7'8 (2.77m x 2.34m)

#### Bathroom

#### OUTSIDE

Driveway to the front with ample off road parking leading to the garage.

The rear garden is mainly laid to lawn with a large patio area all enclosed and a personnel door to garage.

#### Services

Mains drainage, gas central heating Gloucester City Council tax band C

#### Tenure

Freehold

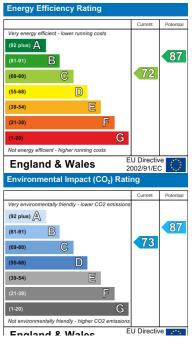
## **Ground Floor** Approx. 40.3 sq. metres (433.4 sq. feet) First Floor Approx. 38.3 sq. metres (412.5 sq. feet) **Bathroom** Dining Kitchen **Bedroom 1** Room 3.32m x 2.25m (10'11" x 7'5") 3.45m x 2.96m (11'4" x 9'8") 3.26m x 2.46m (10'8" x 8'1") **Garage** 5.11m x 2.46m (16'9" x 8'1") **Lounge** 4.45m (14'7") max x 3.75m (12'4") Bedroom 2 3.65m x 2.45m (12' x 8'1") **Bedroom 3** 2.77m (9'1") max x 2.33m (7'8")

Total area: approx. 78.6 sq. metres (845.8 sq. feet)

#### Area Map

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### **Energy Efficiency Graph**



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