



1 Magnolia Walk

Quedgeley, Gloucester, GL2 4GD

£365,000



We are delighted to welcome to the open market this attractively priced four-bedroom detached family home, ideally positioned on the corner of a highly popular road within a quiet cul-de-sac in Quedgeley.

Offering well-balanced accommodation, the property comprises two reception rooms, four bedrooms, and two bathrooms, providing a fantastic opportunity for growing families.

Externally, the home benefits from an enclosed rear garden and a driveway to the front, adding further appeal and practicality.



Entrance Hallway

Approached via composite double glazed front door, radiator, stairs leading to first floor.

Lounge

Featuring UPVC double-glazed windows to the front, this well-presented room includes a television point, radiator, recessed downlights, and ample power points.

Dining Room

Upvc double glazed sliding doors to conservatory, radiator, power points.

Kitchen

UPVC double glazed windows to the rear, fitted with a range of eye and base level units and roll-edge worktops. The kitchen includes a sink/drain, electric double oven with separate gas hob and extractor hood, and space for further appliances. Additional features include partly tiled walls, power points, a wall-mounted boiler, tiled flooring, and a radiator.

Cloakroom

UPVC frosted double glazed window to the rear, low-level WC, and pedestal wash hand basin, with radiator and heated towel rail.

Utility Room

Base level units with roll edge work tops, sink/drain, radiator, tiled flooring. partly tiled walls.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points. Door too:

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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