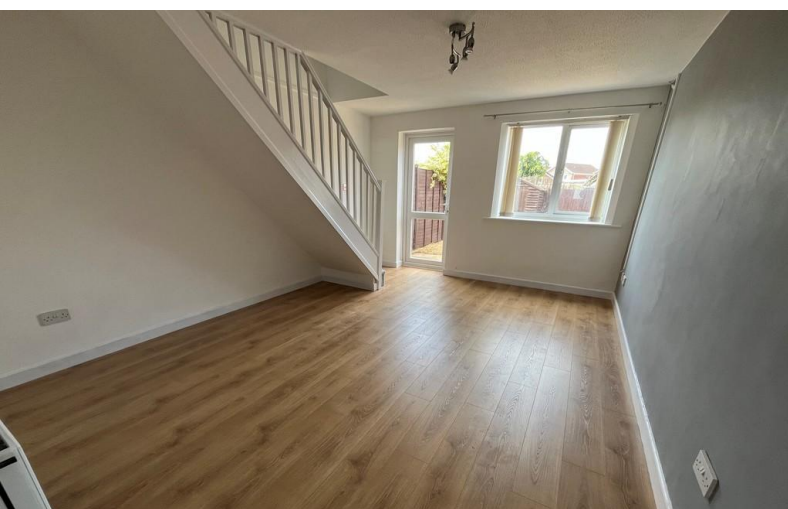


**SOLD STC**



**Lanham Gardens, Quedgeley**

**2 Bedrooms, 1 Bathroom, 2 Bedroom**

**Asking Price Of £189,950**

**MARTIN&CO**





- 2 Bedrooms
- Gas Central Heating
- Parking x 2
- Council Tax - B
- Garden
- Modern Kitchen
- Freehold

**DESCRIPTION** - 2 Bedroom terraced home situated in a modern development close to local amenities. The property benefits from a lounge/diner, modern kitchen with cooker, double and single bedrooms and a bathroom with Velux window. Further benefits include double glazing, gas central heating, rear garden and two allocated parking spaces. EPC C, Tax Band B No chain

**HALLWAY** Enter in to the hall, archway to the kitchen, doorway to the lounge

**KITCHEN** modern with kitchen with eye and base units, sink and drainer, oven and hob with extractor over, window to the front

**LOUNGE/DINER** A nice sized room with door to the garden and window, stairs to the first floor

**LANDING** Doors to all rooms

**BEDROOM 1** window to the front, recessed wardrobe with hanging

**BATHROOM** Velux window, suite with WC, wash basin and bath with shower over modern splash backs

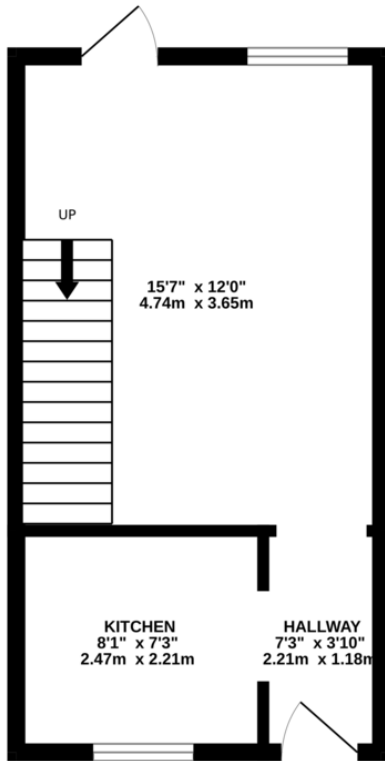
**BEDROOM 2** Window to the rear

**OUTSIDE** small garden area to the front, parking space and a further space to the side and rear garden with patio and shed enclosed by panelled fencing

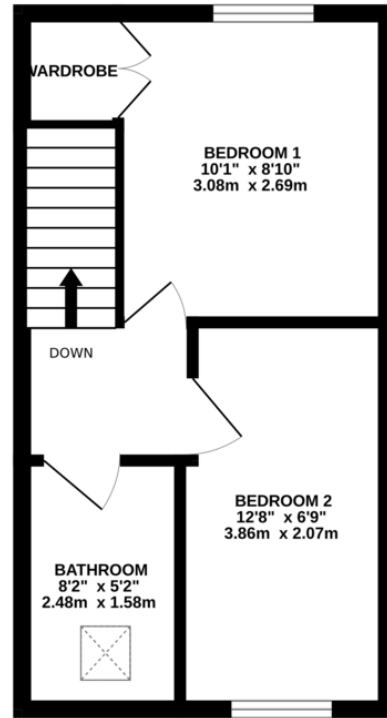
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.