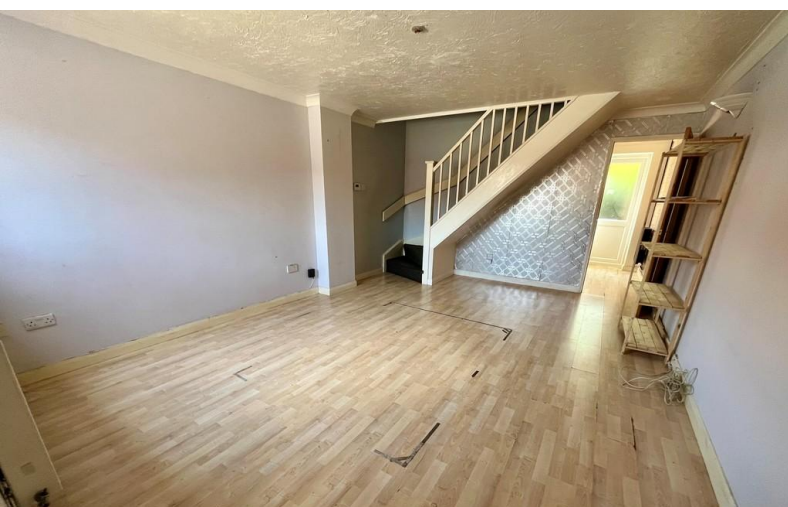


FOR SALE



Apperley Drive, Quedgeley , Gloucester

2 Bedrooms, 1 Bathroom, Terrace House

Asking Price Of £185,000


MARTIN&CO



- 2 Bedroom House
- Entrance Porch
- Lounge
- Kitchen/diner
- Bathroom
- UPVC Double Glazing
- EPC C, CTax B

DESCRIPTION

AVAILABLE NOW - NO CHAIN - 2 bedroom mid terraced house with entrance porch, lounge, kitchen to the rear, bathroom, UPVC double glazing, gas central heating, garden and parking. EPC, CTAX B. Limited indoor mobile coverage in this area

ENTRANCE HALL

enter via the UPVC front door in the hall, door to the lounge

LOUNGE

a nice sized lounge with window to the front, stairs to the first floor and door to the kitchen

KITCHEN

to the rear with door into to the garden, a good range of eye and base units, wine racks and worktop over, sink and drainer, built in oven and hob, washing machine and dryer space, fridge freezer space, window to the rear, wall mounted boiler

LANDING

doors to the bedrooms and bathroom

BEDROOM 1

window to the front

BATHROOM

modern white suite with WC, wash basin, panelled bath with shower over, tiled splash backs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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BEDROOM 2

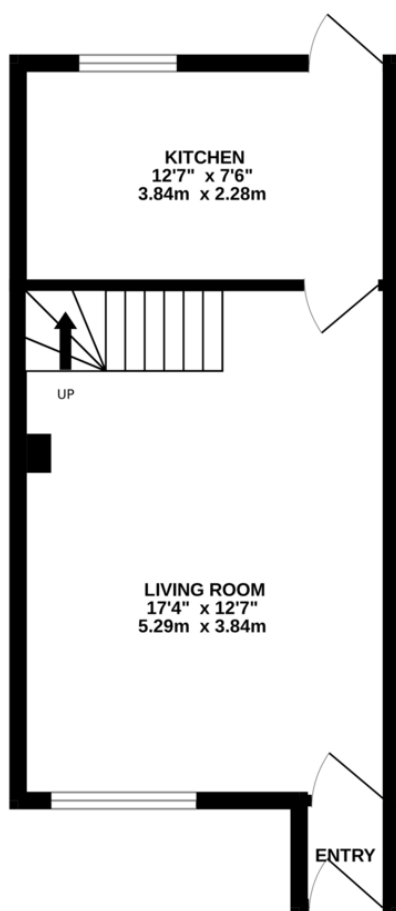
a second double room, recessed single wardrobe/storage

OUTSIDE

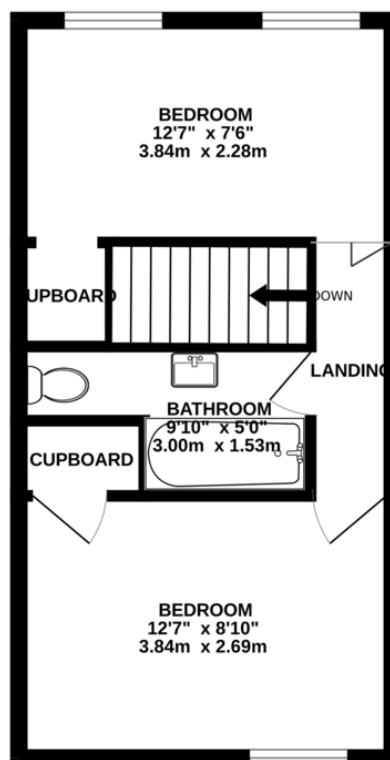
to the front is area of garden which the tenant currently uses to park their car, there is additional parking to the side, garden to the rear



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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.