

102 Courtfield Road, Quedgeley, Gloucester, GL2 4UG

£250,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in Quedgeley, this three bedroom home offers a versatile layout, generous living space and two allocated parking spaces. With connected living and dining areas, additional sunrooms and easily maintained gardens, the property offers plenty of room for both everyday life and entertaining.

The entrance hallway leads into the living room, where a wide opening connects to the dining room, creating a sociable space with distinct areas for relaxing and enjoying meals with family and friends. The dining room forms the heart of the home, with stairs rising to the first floor and double doors opening into the sunroom.

A separate kitchen is accessed from the hallway, while a ground floor bathroom adds practicality to the layout. The adjoining sunrooms provide useful additional space, offering flexibility for a further sitting area, hobbies or somewhere to unwind overlooking the garden.

Upstairs, the landing gives access to three bedrooms and a further bathroom. The bedrooms offer flexibility for family living, visiting guests or those needing a dedicated space to work from home.

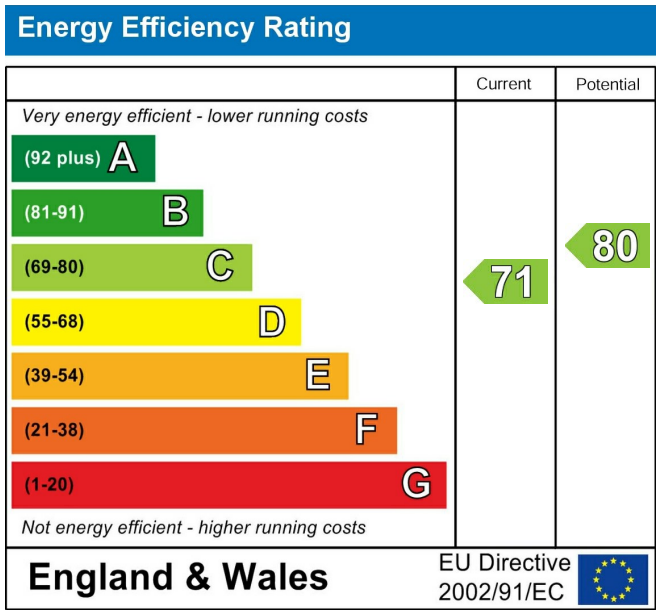
Outside, the front garden has been attractively arranged with paved pathways, gravelled borders and raised planting beds, creating a welcoming approach to the property. The enclosed rear garden includes an artificial lawn, paving and timber outbuildings, providing space for outdoor seating and useful storage. Two allocated parking spaces complete the accommodation.

With three bedrooms, a choice of living spaces and practical outdoor areas, this Quedgeley home is well worth viewing to appreciate its layout and potential.

- Three Bedroom Home
- Popular Location Overlooking Greenery
- Two Allocated Off Road Parking Spaces
- Landscaped Front Garden
- Downstairs Shower Room And Upstairs En-Suite
- Rear Garden With Potential Office Space/Play Room
- EPC Register: C71
- Council Tax Band: B

Agents Note.
Freehold
EPC Rating: C71
Gloucester Council Band: B
Mains Gas, Electric and Water are connected.

Flood Risk: Very Low

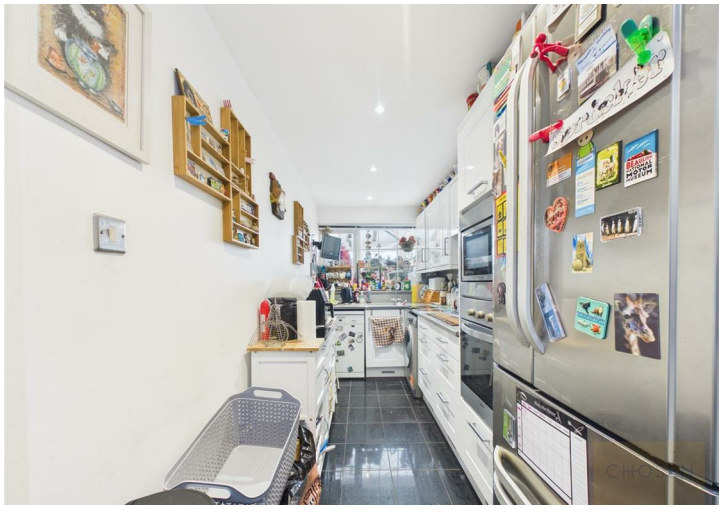


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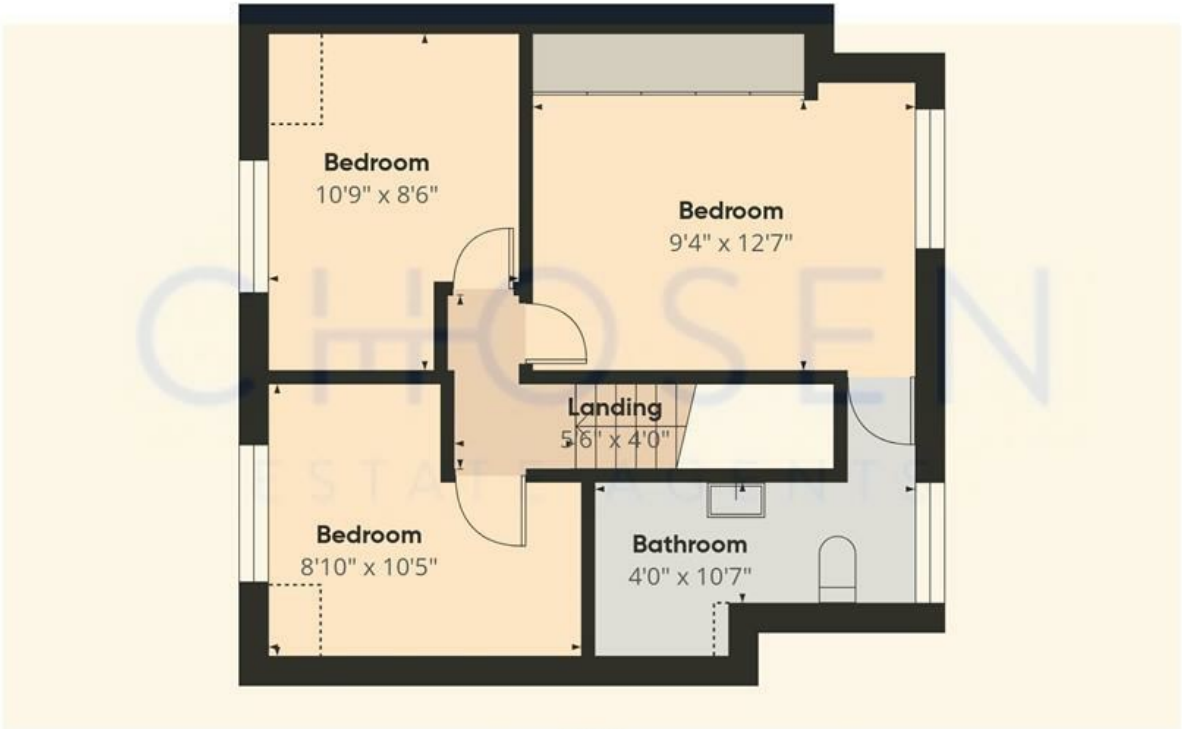





102
WELCOME



Floor 0



Floor 1



Approximate total area(1)

1016 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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