



15 Holly End, Quedgeley, Gloucester, GL2 4UY

£285,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated at the end of a quiet cul-de-sac, this beautifully modernised three-bedroom end-of-terrace home offers spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those looking for a property ready to move straight into.

The ground floor is centred around a generous lounge/dining room, providing a bright and welcoming living space with plenty of room for both relaxation and entertaining. From here, access is provided to the contemporary fitted kitchen, which has been finished to a high standard and benefits from a range of integrated appliances. The property has also undergone a garage conversion, creating an additional reception room that is currently being used as a bedroom. This flexible space could equally serve as a home office, playroom, snug, or family room depending on a buyer's requirements.

Upstairs, the property offers two well-proportioned double bedrooms alongside a single bedroom, all presented in excellent condition. The accommodation is completed by a stylish family bathroom featuring modern fittings and a clean, contemporary finish.

Outside, the rear garden is a particular feature of the property. Generous in size yet designed for low-maintenance living, it comprises a combination of patio seating areas and artificial lawn, making it perfect for entertaining, family gatherings, or simply enjoying the outdoors. A substantial garden shed benefits from full power and lighting internally and externally, offering excellent storage or workshop potential.

To the front of the property there is ample off-road parking for multiple vehicles, providing a practical advantage rarely found with similar homes.

Combining modern interiors, flexible living accommodation, a generous plot, and a desirable cul-de-sac location, this fantastic home offers everything required for modern family living and is sure to attract significant interest.

- Three-Bedroom End-Terrace Home
- Spacious Lounge/Dining Room
- Generous Rear Garden with Powered Shed
- EPC Rating - TBC
- Fully Modernised Throughout
- Garage Conversion / Additional Reception Room
- Ample Off-Road Parking for Multiple Vehicles
- Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

Agents Note

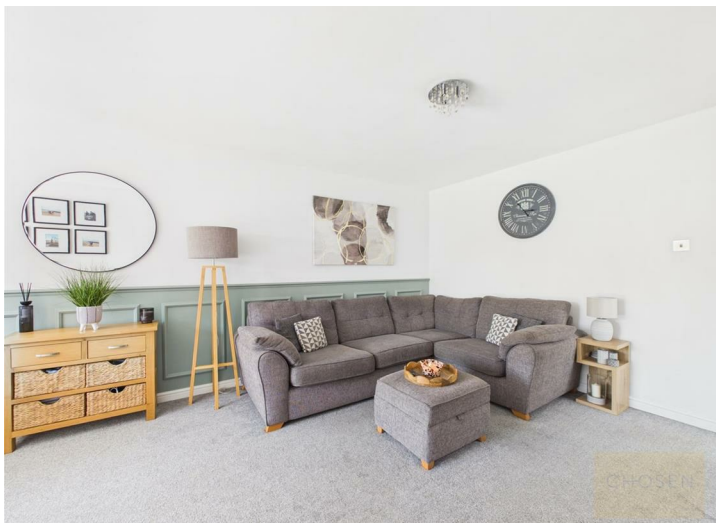
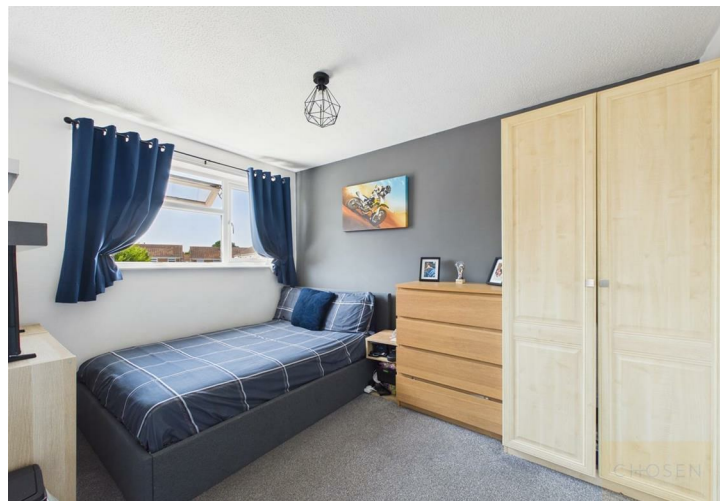
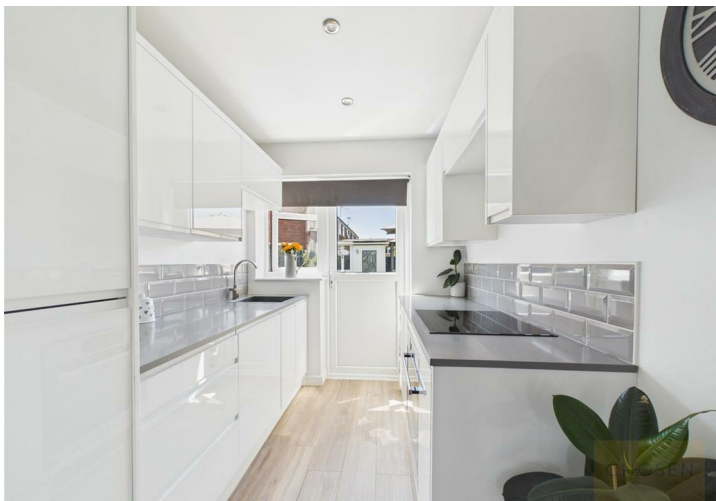
Freehold

EPC Rating: TBC

Gloucester City Council Band: B

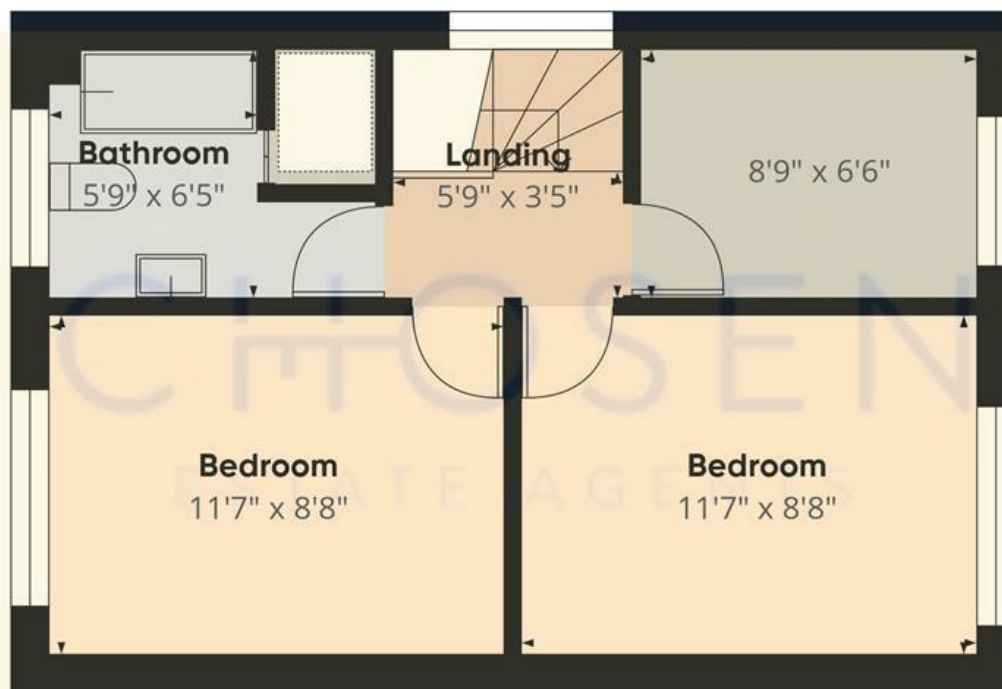
Mains Gas, Electric and Water are connected.

Flood Risk: Very Low





Floor 0



Floor 1

Approximate total area⁽¹⁾

770 ft²

(1) Excluding balconies and terraces

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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