



178 Fieldcourt Gardens, Quedgeley, Gloucester, GL2 4TY

£250,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Tucked away on a popular no-through road in Quedgeley, this well-presented three-bedroom end-terrace home occupies an impressive corner plot with substantial wraparound gardens and exciting scope to extend (subject to the necessary planning permissions). Offering versatile living space and fantastic outdoor areas, this is a property with plenty of room to grow.

The accommodation comprises an entrance porch leading into a spacious lounge/dining room, flooded with natural light thanks to the large sliding doors overlooking the rear garden. The kitchen is complemented by a practical utility room, providing additional storage and workspace, while a separate office offers the ideal setting for home working, hobbies or a playroom.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, making this an excellent choice for families, first-time buyers and those looking for extra space.

Outside, the property truly stands out. Positioned on a generous corner plot, the wraparound garden offers an abundance of lawn and patio space, perfect for entertaining, children and pets. The size of the plot also presents excellent potential for extension or further enhancement, subject to the relevant permissions.

Situated close to local schools, amenities and transport links, this fantastic home combines a sought-after location with future potential in equal measure.

Viewing is highly recommended to fully appreciate the space on offer.

Agents Note.  
Freehold  
EPC Rating: C72  
Gloucester Council Band: B  
Mains Gas, Electric and Water are connected.

Flood Risk: Very Low

- Three Bedroom End Terrace Home
- Corner Plot With Wraparound Garden And Front Garden
- Living Room, Kitchen, Utility And Office Space
- New Bathroom Upstairs
- Driveway Providing Off Road Parking Space
- Popular No Through Road
- EPC Rating: C72
- Council Tax Band: B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



