



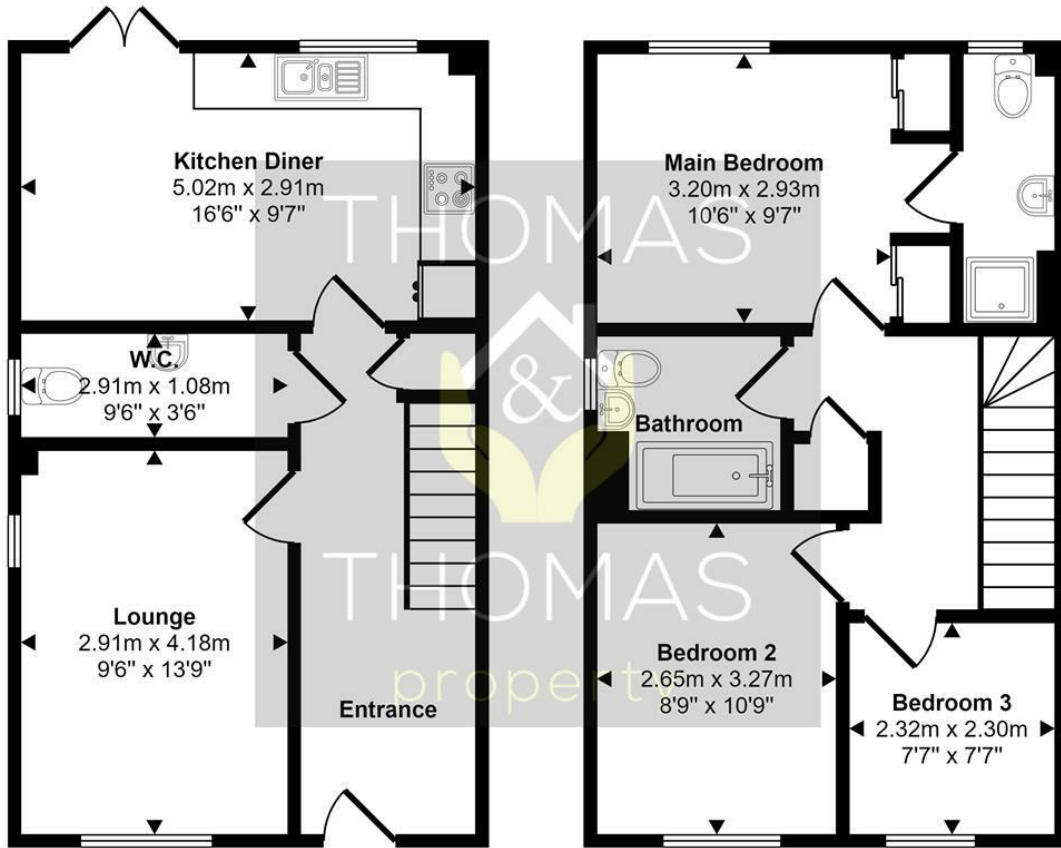
8 Fylingdales Gardens, Quedgeley, GL2 2EX

Asking Price £270,000

A very well presented three bedroom family home located on the outskirts of Kingsway. The property briefly comprises of: a very generously sized entrance hallway, living room, large downstairs wc, beautifully fitted kitchen/diner with French doors out to the rear garden. To the first floor is: master bedroom with fitted wardrobes and a modern fitted en suite shower room, further double bedroom, single bedroom & bathroom with shower over bath.

It is double glazed throughout, warmed via gas central heating, and further benefits from an enclosed rear garden with a decking area, side access and allocated parking with a garage en-bloc.

- Three Bedrooms
 - Kingsway
- En Suite to Master
 - Garden
- Allocated Parking
 - Garage



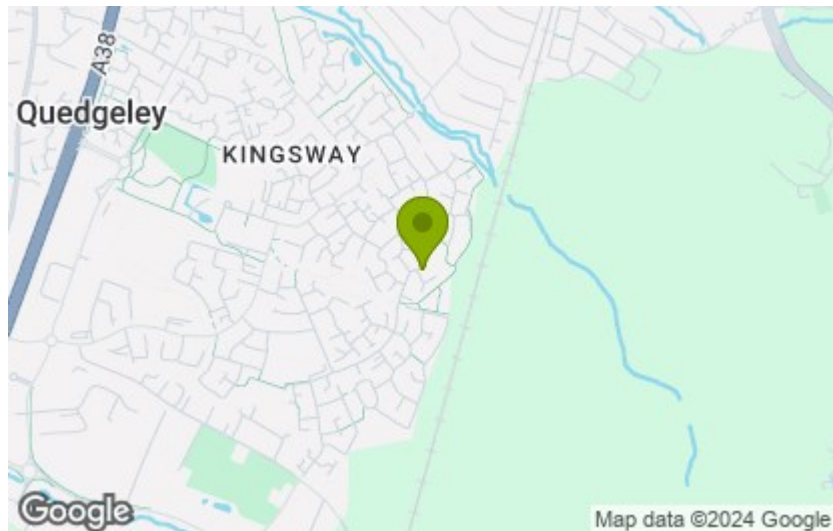
Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	76	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	79	80



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.