Murdock & Wasley
ESTATE AGENTS



1 Magnolia Walk

Quedgeley, Gloucester, GL2 4GD

£365,000

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We are delighted to welcome to the open market this attractively priced four-bedroom detached family home, ideally positioned on the corner of a highly popular road within a quiet cul-de-sac in Quedgeley.
Offering well-balanced accommodation, the property comprises two reception rooms, four bedrooms, and two bathrooms, providing a fantastic opportunity for growing families.
Externally, the home benefits from an enclosed rear garden and a driveway to the front, adding further appeal and practicality.







Entrance Hallway
Approached via composite double glazed front door, radiator, stairs leading to first floor.

Lounge
Featuring UPVC double-glazed windows to the front, this well-presented room includes a television point, radiator, recessed downlights, and ample power points.

Dining Room
Upvc double glazed sliding doors to conservatory, radiator, power points.

Kitchen
UPVC double glazed windows to the rear, fitted with a range of eye and base level units and roll-edge worktops. The kitchen includes a sink/drainer, electric double oven with separate gas hob and extractor hood, and space for further appliances. Additional features include partly tiled walls, power points, a wall-mounted boiler, tiled flooring, and a radiator.

Cloakroom
UPVC frosted double glazed window to the rear, low-level WC, and pedestal wash hand basin, with radiator and heated towel rail.

Utility Room
Base level units with roll edge work tops, sink/drainer, radiator, tiled flooring. partly tiled walls.

First Floor Landing
Access to loft via hatch, doors to all rooms.

Bedroom 1
Upvc double glazed windows to front, radiator, power points. Door too:

En-Suite
Upvc frosted double glazed window to front, shower cubicle, pedestal wash hand basin, heated towel rail.

Bedroom 2
Upvc double glazed windows to front, radiator, power points.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points.

Bedroom 4
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden
An enclosed area which is partly paved, mainly laid to lawn.

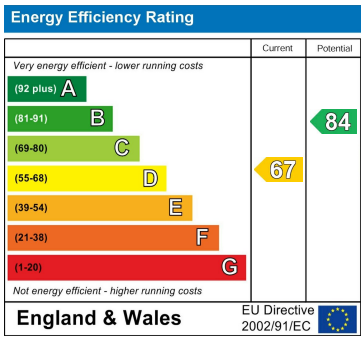
Tenure
Freehold.

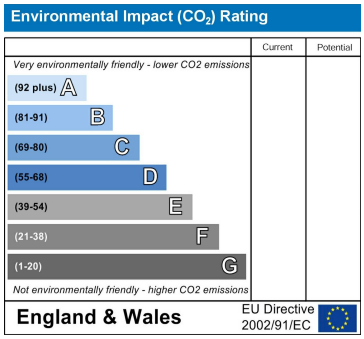
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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