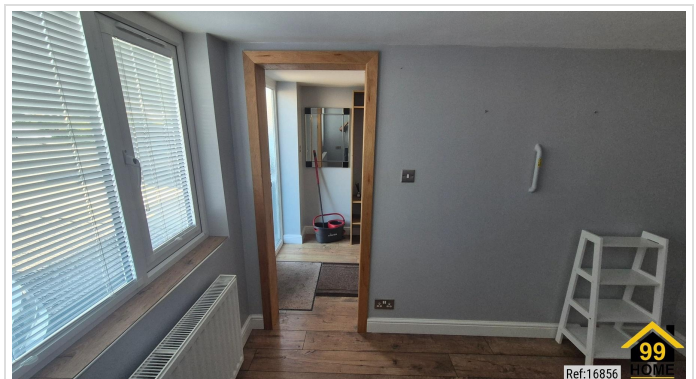
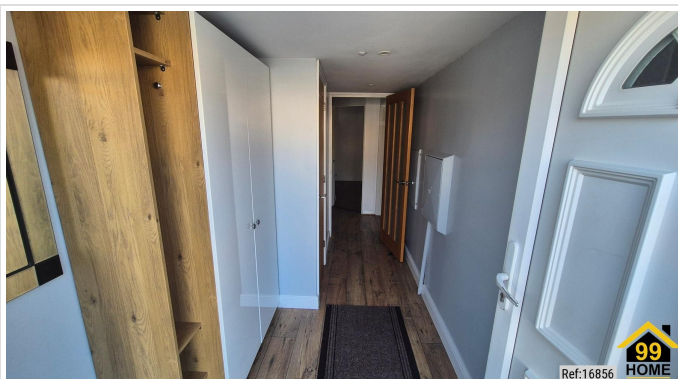


4 Bed Terraced In The Holly Grove Quedgeley, Gloucester, GL2 4UX £270,000





SHORT DESCRIPTION

Property Ref: 16856 Well-presented 3 or 4 bedroom terraced home with conservatory, garden room and converted garage entrance extension creating a larger hallway and downstairs WC. Front garage conversion with former change of use planning permission for hairdressing salon. The property benefits from two parking spaces, modern boiler (installed approx. 1 year ago), west facing garden which benefits from afternoon sunshine and easy access to Gloucester, M5 and local amenities. Property Type: Terraced Full selling price: £270000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 914.932 sq.ft. Outside Space: Rear Garden, Enclosed Garden Parking: Private Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----



Bed Room(s)



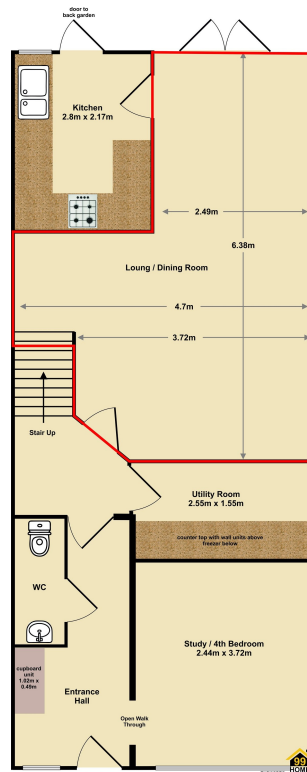
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	85 square metres

Rules on letting this property

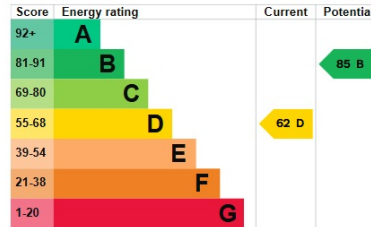
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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