MICHAEL TUCK

The Agent with 5 star customer service

High Street, Tredworth, Gloucester, GL1 4SW

2 Bedroom Terraced House

Offers in Excess of £90,000

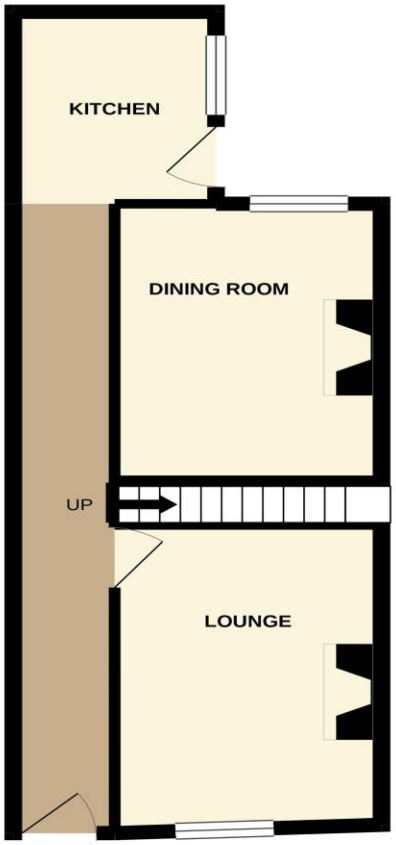
No Onward Chain
In Need of Modernisation
Two Double Bedrooms
Two Reception Rooms
Kitchen & Basement
Bathroom Off Bed Two
Part UPVC D/Glazing
Energy Rating TBC
Rear Garden

01452 612020

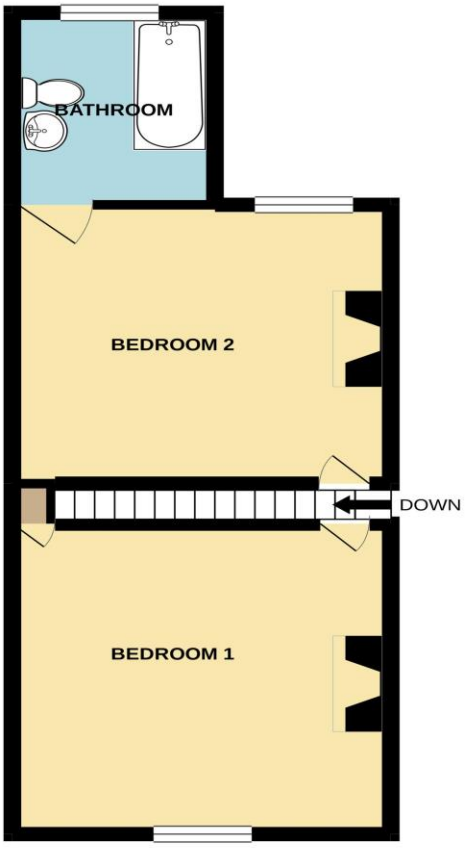
Michael Tuck Abbeymead

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Enter via UPVC Entrance door

Entrance Hall
Stairs to first floor; doors to rooms

Lounge 12' 9'' x 10' 6'' (3.89m x 3.20m)
UPVC double glazed window to front aspect; featured tiled fireplace and hearth

Dining Room 11' 6'' x 8' 11'' (3.51m x 2.72m)
Window to rear aspect; feature tiled place and hearth; recessed storage cupboard; door leading to basement

Basement 13' 6'' x 11' 11'' (4.12m x 3.63m)

Kitchen 8' 11'' x 6' 11'' (2.71m x 2.10m)
UPVC double glazed window to side aspect; door leading to rear garden; base level units; stainless steel sink drainer unit; space for cooker; space for fridge freezer; further appliance space

First Floor Landing
Doors to both bedrooms

Bedroom One 14' 0'' x 12' 11'' (4.26m x 3.93m)
UPVC double glazed window to front aspect; recessed storage cupboard; feature fireplace

Bedroom Two 14' 0'' x 11' 8'' (4.27m x 3.55m)
Window to rear aspect; feature fireplace; door to:

Family Bathroom 8' 11'' x 6' 3'' (2.71m x 1.90m)
UPVC double glazed window to rear aspect; white suite comprising low level WC; pedestal wash hand basin and panelled bath; recessed airing cupboard housing copper insulated cylinder

Outside - Front
Hardstanding enclosed by low level brick wall with gated access

Rear Garden
Enclosed by combination of brick walling and timber fencing

DRAFT DETAILS – AWAITING VENDORS APPROVAL
Please note that these are draft details awaiting vendor approval

Viewing Strictly Through the Agent
Please call us on 01452 612020or email estates.abbeymead@michaeltuck.co.uk to make an appointment.

Letting?
If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 543061.

Selling?
Call us for a free no obligation valuation. Selling property in your area since 1983!

Please Note

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

Referral Fees

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

Last updated 20 October 2020