



# MICHAEL TUCK

The Agent with 5 star customer service



## Reservoir Road, Robinswood, Gloucester, GL4 6RY

2/3 Bedroom Semi Detached House

**£165,000**

NO ONWARD CHAIN  
Stacks Of Potential  
Two/Three Bedrooms  
Generous Rear Garden

Ideal F-T-B  
Requires Updating  
Conservatory  
Energy Rating TBC

**01452 612020**

**Michael Tuck Abbeymead**

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

**Abbeymead**

Sales 01452 612020

Lettings 01452 543061





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed windows to front & side, door to:

### Entrance Hallway

Staircase to first floor, door to:

### Lounge/Diner 16' 5" x 9' 10" (5.0m x 3.0m)

Upvc double glazed windows to front, television point, radiator, power points, gas fire place, doors to inner lobby & conservatory.

## **Inner Hallway**

Upvc double glazed door to rear, under stairs storage cupboard, opening to kitchen & door to ground floor shower room.

## **Ground Floor Shower Room** 7' 7" x 5' 7" (2.3m x 1.7m)

Upvc frosted double glazed window to rear, walk in shower cubicle, low level wc & pedestal wash hand basin, extractor fan, radiator.

## **Kitchen** 9' 6" x 8' 2" (2.9m x 2.5m)

Upvc double glazed windows to both front & side, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler ( Fitted Jan 2019) radiator, power points, part tiled walls.

## **Conservatory** 14' 9" x 7' 3" (4.5m x 2.2m)

Upvc sliding door to rear, Upvc double glazed windows throughout, pvc roof, radiator, power points, tiled flooring.

## **First Floor Landing**

Upvc double glazed window to rear, access to loft via hatch, doors to both bedrooms.

## **Bedroom 1** 16' 5" x 10' 10" (5.0m x 3.3m)

Upvc double glazed windows to front & rear, storage cupboard, door to cloakroom.

## **Cloakroom**

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, radiator.

## **Bedroom 2** 8' 10" x 7' 10" (2.7m x 2.4m)

Upvc double glazed window to rear, door to:

## **Bedroom 3** 8' 10" x 7' 10" (2.7m x 2.4m)

Upvc double glazed window to front.

## **Rear Garden**

Enclosed area which is partly paved, partly laid to decking, partly laid to lawn, gate for side access.

## **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 612020 or email [estates.abbeymead@michaeltuck.co.uk](mailto: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.

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