



MICHAEL TUCK

The Agent with 5 star customer service

Review data based on 4.85 rating from 157 customers Sept15 to Sept17 on Reviews.co.uk

99%

of reviewers recommend
Michael Tuck Estate Agents



Innsworth Lane, Gloucester, GL3 1ED

3 Bedroom Semi Detached House

£220,000

NO CHAIN
Viewing Advised
Parking
Double Glazed

Gas Central Heating
Enclosed Rear Garden
Two Reception Rooms
Energy Rating D

01452 311220

Michael Tuck Gloucester City Centre

233 Bristol Road Gloucester Gloucestershire GL1 5TL

www.michaeltuck.co.uk

Gloucester

Sales 01452 311220

Lettings 01452 550050





Entrance Hall

Approached via Upvc double glazed front door, radiator, central heating thermostat, staircase to first floor, archway to lounge, door to kitchen.

Lounge 12' 11" x 12' 10" (3.93m x 3.91m)

Upvc double glazed windows to rear, television point, radiator, power points, laminate flooring, archway too:

Dining Room 10' 3" x 9' 3" (3.12m x 2.82m)

Upvc double glazed french doors to rear, radiator, power points, laminate flooring.

Kitchen

Upvc double glazed windows to front & double glazed door to side, eye & base level units with roll edge work surfaces, sink/drainage, electric oven with hob & hood, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler, part tiled walls, power points.

First Floor Landing

Double glazed windows to front, access to loft via hatch, storage cupboard, doors to all rooms.

Bedroom 1 11' 7" x 10' 6" (3.53m x 3.20m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2 10' 4" x 10' 2" (3.15m x 3.10m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bedroom 3 8' 5" x 8' 3" (2.56m x 2.51m)

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

Cloakroom

Double glazed frosted window to side, low level wc, tiled walls.

Bathroom

Double glazed frosted double glazed window to side, paneled bath with shower over, pedestal wash hand basin, towel rail, tiled flooring.

Rear Garden

Excellent sized garden which is partly paved, mainly laid to lawn, gate for side access along with two sheds/workshops.

Front

Parking.

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 311220 or email estates.gloucester@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 550050.

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. We 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.