



Manu Marble Way, Earls Park, Gloucester

£250,000 Freehold



**39 Manu Marble Way, Gloucester,
Gloucestershire, GL1 5QZ**

£250,000

Freehold. Council Tax Band B



3 Bedrooms



1 Bathrooms



1 Receptions

Features

*No Onward Chain * End Terraced House
*Three Bedrooms *Lounge Diner & Kitchen
*Downstairs Cloakroom & Family Bathroom *
UPVC Double Glazing & Gas Radiator Central
Heating
*EPC Rating B83 * Two Allocated Parking
Spaces
*Rear Garden *

Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

Located on the sought after EARLS PARK development is this THREE bedroom end terraced property on a quiet no through road OVER LOOKING the green and is available with NO ONWARD CHAIN

In brief the property comprises of; modern fitted kitchen with integrated appliances, lounge/diner, downstairs cloak room, two double bedrooms, one single bedroom and a modern fitted bathroom.

Further benefits include; UPVC double glazing, gas central heating, enclosed rear garden and OFF ROAD PARKING for TWO CARS

Property for sale through Michael Tuck Estate Agents.

Approximate potential rental value of £1100pcm, please contact Michael Tuck Lettings in Gloucester for more details

To View call 01452 543200

Entrance Hall

Downstairs Cloakroom 6' 9" x 3' 5" (2.06m x 1.04m)

Kitchen 8' 7" x 7' 11" (2.61m x 2.41m)

Lounge Diner 15' 6" x 14' 8" (4.72m x 4.47m)

First Floor Landing

Master Bedroom 10' 4" x 8' 7" (3.15m x 2.61m)

Bedroom Two 10' 3" x 8' 7" (3.12m x 2.61m)

Bedroom Three 6' 7" x 6' 5" (2.01m x 1.95m)

Family Bathroom 6' 9" x 6' 6" (2.06m x 1.98m)

Outside - Front - Two Allocated Parking Spaces

Rear Garden

Additional Information provided by vendor:

Additional Information provided by vendor:

Utilities • Electricity – mains • Gas – mains

• Water – mains • Sewerage – mains

• Broadband – fibre to premises

Any other relevant information

• Are there any restrictions? - No

• Are there any rights of way or access? - No

• Has the property flooded in the last 5 years?-No

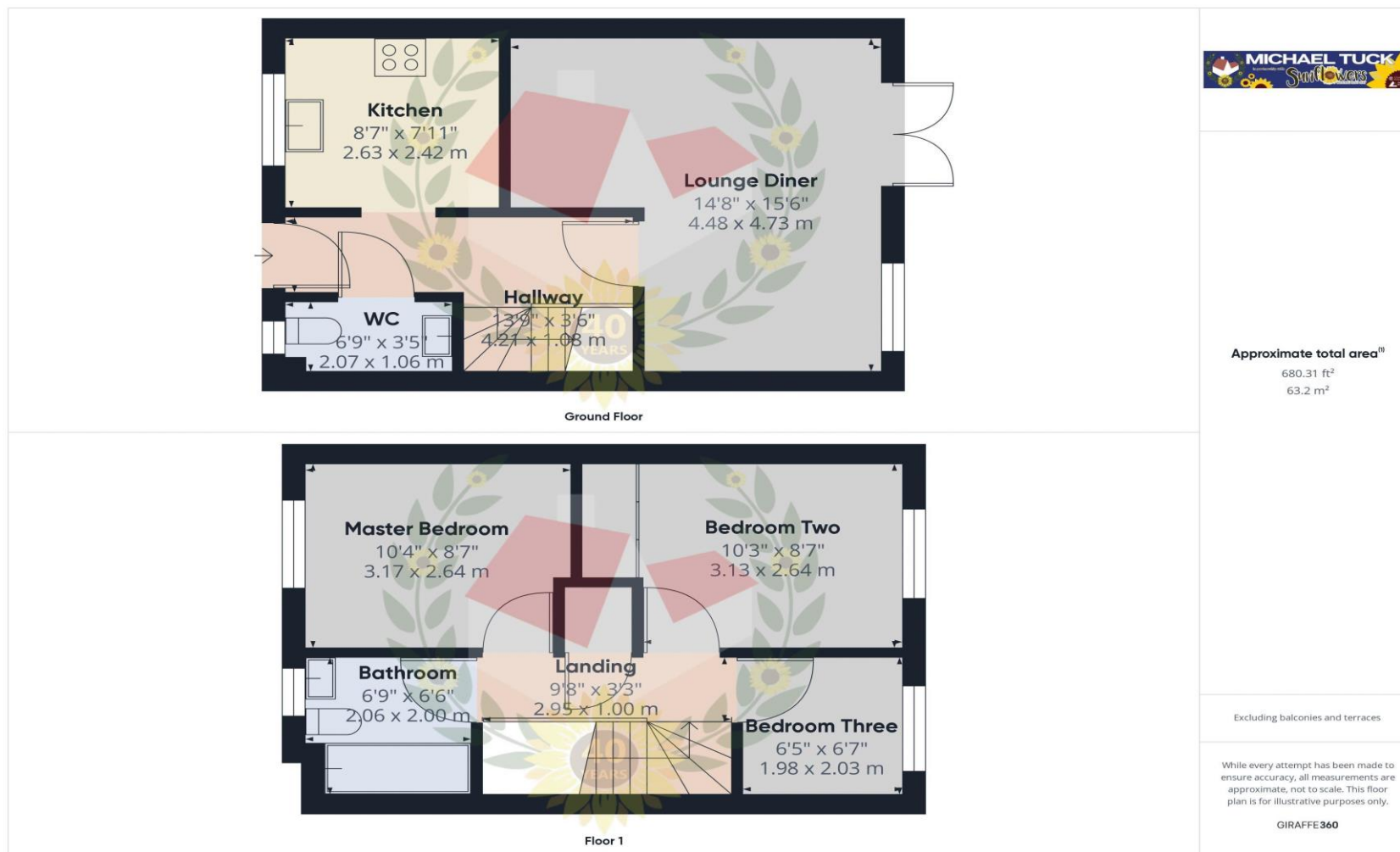
• Are you aware of any planning applications nearby?-No

• Has the property been adapted to improve accessibility? - No









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

