



London Road, Kingsholm, Gloucester

Freehold

£310,000

**69c London Road, Kingsholm,
Gloucester, Gloucestershire, GL1 3HH**

£310,000

Freehold. Council Tax Band D



3 Bedrooms



1 Bathrooms



3 Receptions

Features

*Detached House * Garage and Off Road
Parking for Several Vehicles
*Walled Garden To Front *Three Bedrooms
*Lounge and Dining Room * Kitchen and
Conservatory
*Downstairs Cloakroom * Energy Rating TBC
*Double Glazing and Gas Radiator Central
Heating *

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

We are delighted to bring to the market a
DETACHED House built in 1958 in the Kingsholm
Area of Gloucester.

Ground floor comprises of Entrance Porch,
Entrance Hall, Living Room, Dining Room, Kitchen,
Conservatory and Cloakroom. Upstairs provides
THREE Bedrooms and a Family Bathroom.
Externally to the front is a mature and enclosed
WALLED GARDEN, whilst to the rear is OFF ROAD
PARKING for several cars and a DETACHED
GARAGE.

Further benefits include Gas Radiator Central
Heating and Double Glazing.

Although in need of some general updating this
unique property would make an ideal family
home or due to its prime Kingsholm location
would make an excellent investment with a wide
range of local amenities and Gloucester City
Centre only a short walk away

Property for sale through Michael Tuck Estate
Agents.

Approximate potential rental value of £1450pcm,
please contact Michael Tuck Lettings in
Gloucester for more details

Call 01452 543200 To View

Entrance Porch

Entrance Hall

Cloakroom 4' 9" x 4' 4" (1.45m x 1.32m)

Living Room 17' 7" x 13' 1" (5.36m x 3.98m)

Dining Room 8' 7" x 6' 10" (2.61m x 2.08m)

Kitchen 13' 8" x 7' 6" (4.16m x 2.28m)

Conservatory 16' 2" x 9' 7" (4.92m x 2.92m)

First Floor Landing

Master Bedroom 13' 1" x 9' 5" (3.98m x 2.87m)

Walk-In Wardrobe 7' 3" x 2' 8" (2.21m x 0.81m)

Bedroom Two 10' 5" x 9' 8" (3.17m x 2.94m)

Bedroom Three 10' 0" x 7' 9" (3.05m x 2.36m)

Family Bathroom 7' 0" x 4' 4" (2.13m x 1.32m)

Additional Information

Gas - Mains

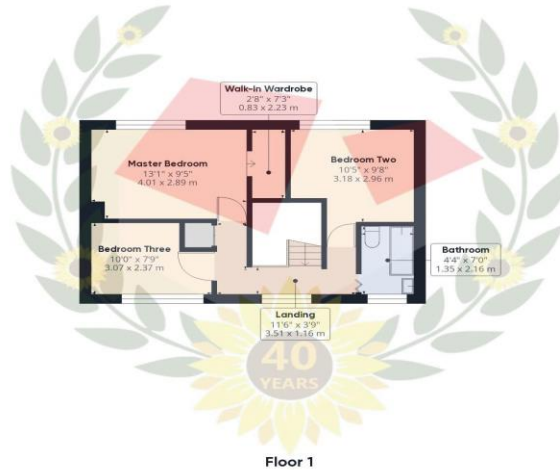
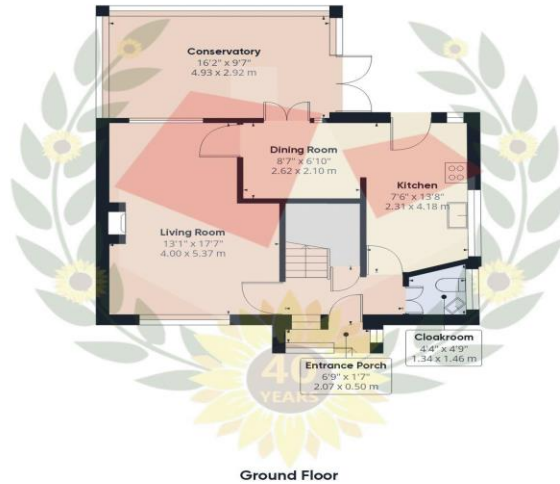
Electricity - Mains

Water - Mains









Approximate total area⁽¹⁾
 1058.67 ft²
 98.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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.

