



**Corncroft Lane, St.Leonards Park,  
Gloucester, GL4 6XU**

Freehold

**£320,000**

**40 Corncroft Lane, St.Leonards Park ,  
Gloucester, Gloucestershire, GL4 6XU**

**£320,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* DETACHED
- \* THREE BEDROOMS
- \* UTILITY
- \* WELL PRESENTED
- \* CABIN
- \* AMPLE OFF ROAD PARKING
- \* CLOSE TO AMENITIES
- \* EPC TBC COUNCIL TAX C

### Michael Tuck Estate and Letting Agents

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### The Property

\*\*\* THREE BEDROOM DETACHED HOUSE, WELL PRESENTED THROUGHOUT, AMPLE OFF ROAD PARKING \*\*\* Well presented THREE bedroom DETACHED house perfect for growing families or those who appreciate extra space. Situated within the garden is a detached cabin which is perfect for a home office, creative studio, or a private guest space. The property boasts a spacious driveway with enough parking for multiple vehicles, making it ideal for households with multiple cars or for hosting guests without worry. Internally the property consists of; entrance hallway, lounge, kitchen/dining room, utility, three bedrooms and a bathroom. Externally the property consists of: a spacious driveway with off road parking for multiple cars, enclosed rear garden and a large cabin. Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,250pcm please contact Michael Tuck Lettings in Abbeymead for more details. Early interest is sure to be keen so call us today on 01452 612020 to book your viewing and avoid missing out! Offered For Sale by Michael Tuck Estate Agents, Abbeymead. To avoid missing out, call us today on 01452 612020 to book your viewing.

### Entrance Hall

**Lounge** 10' 8" x 14' 5" (3.25m x 4.39m)

**Kitchen Diner** 18' 7" x 8' 5" (5.66m x 2.56m)

**Utility** 7' 4" x 7' 1" (2.23m x 2.16m)

**Bedroom One** 11' 4" x 11' 5" (3.45m x 3.48m)

**Bedroom Two** 11' 10" x 8' 9" (3.60m x 2.66m)

**Bedroom Three** 7' 0" x 8' 1" (2.13m x 2.46m)

**Bathroom** 6' 9" x 5' 3" (2.06m x 1.60m)

**Cabin** 12' 1" x 12' 1" (3.68m x 3.68m)

### Additional Information From Seller

#### Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – Fibre to Cabinet









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