



7 Gothic Cottages Barton Street, Gloucester

Gloucester

£134,750

7 Gothic Cottages Barton Street

Gloucester

We are delighted to bring to the market a GRADE II Listed "Gothic Cottage" with NO ONWARD CHAIN! Accommodation to Ground Floor comprises of Entrance Hall, 25'2" Lounge Diner, 14'4" Kitchen, Utility Room/Cloakroom, whilst to the First Floor are THREE Bedrooms (Two Doubles and One Single) and a Family Bathroom with a an accessible ATTIC ROOM to the second floor.

Further benefits include Gas Radiator Central Heating, Front Garden and a low maintenance Rear Courtyard Garden.

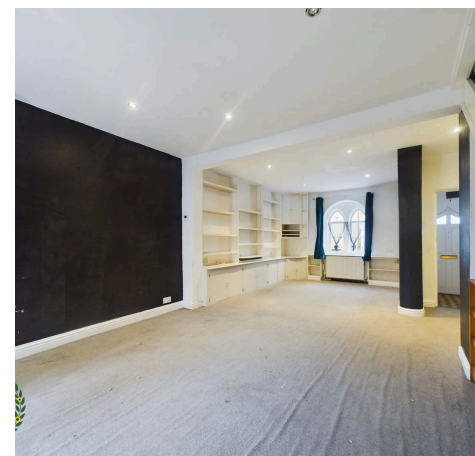
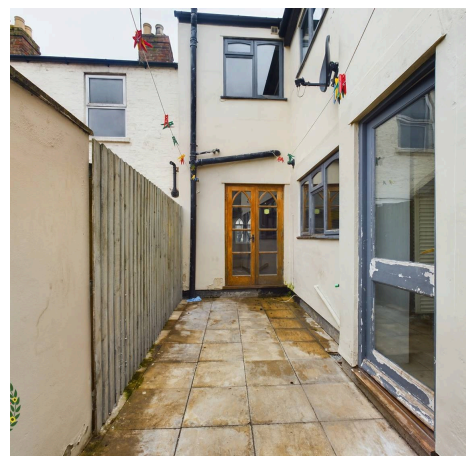
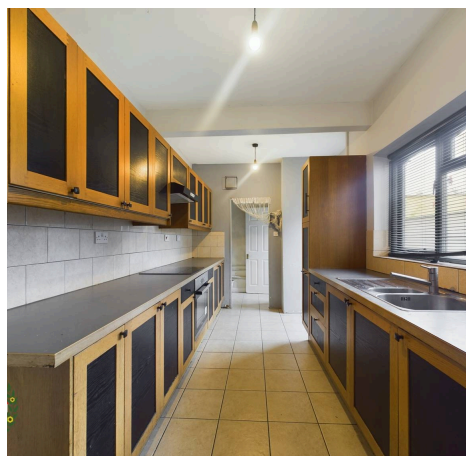
Property for sale through Michael Tuck Estate Agents. Approximate rental value of £950 pcm. Please contact Michael Tuck Lettings in Gloucester for more details.

Please Call 01452 543200 To View

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Grade 2 Listed Cottage
- Three Bedrooms and Attic Room
- 25'2 Lounge Diner
- Downstairs WC & First Floor Bathroom
- 13'2 Master Bedroom & 18'9 Bedroom Two
- Front Garden and Rear Courtyard Garden
- Gas Radiator Central Heating
- Energy Rating D62
- No Onward Chain
- Cash Buyers Only



Entrance Hall

Lounge Diner

Dimensions: 25' 2" x 10' 7" (7.66m x 3.22m).

Kitchen

Dimensions: 14' 4" x 7' 10" (4.37m x 2.39m).

Utility

Dimensions: 5' 4" x 4' 0" (1.62m x 1.22m).

WC

Dimensions: 4' 9" x 2' 8" (1.45m x 0.81m).

First Floor Landing

Master Bedroom

Dimensions: 13' 2" x 10' 1" (4.01m x 3.07m).

Bedroom Two

Dimensions: 18' 9" x 7' 9" (5.71m x 2.36m).

Bedroom Three

Dimensions: 9' 0" x 8' 7" (2.74m x 2.61m).

Family Bathroom

Dimensions: 9' 0" x 5' 10" (2.74m x 1.78m).

Second Floor Landing

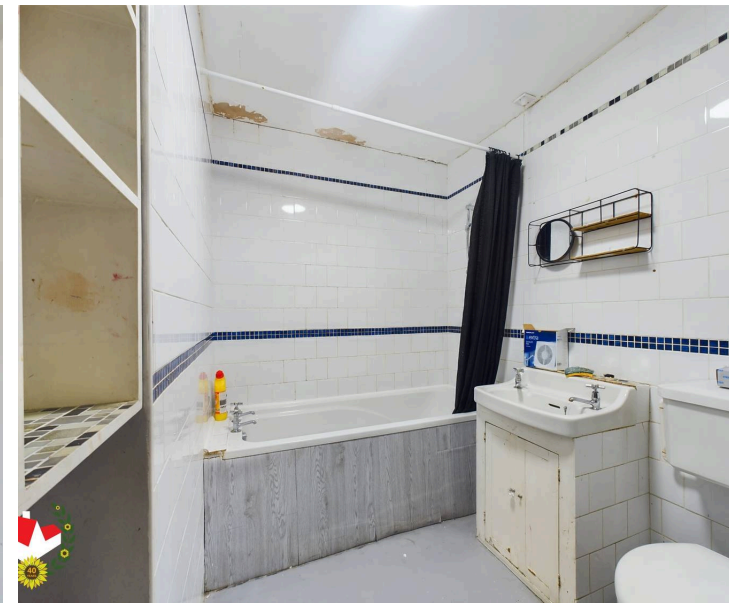
Attic Room (Restricted Head Height)

Dimensions: 11' 10" x 10' 4" (3.60m x 3.15m).

Outside - Front Garden and Rear Courtyard Garden

Addition Information

Gas & Electric - Mains Water & Sewerage - Mains





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1163.46 ft²
108.09 m²

Reduced headroom

83.43 ft²
7.75 m²

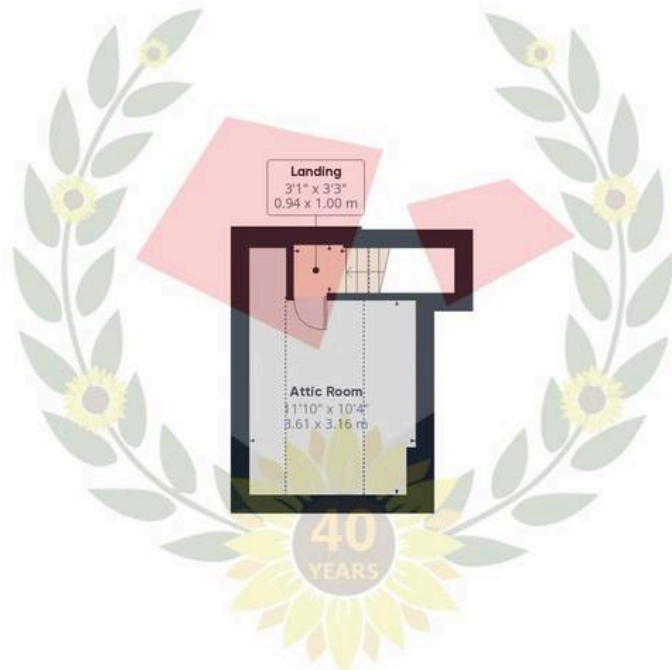
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 2



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



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.