



MICHAEL TUCK
ESTATE & LETTING AGENTS

1 Estcourt Close, Gloucester

Gloucester

£539,000

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Gloucester, Gloucester

Executive Four Double Bedroom Detached Home with Annexe Potential.

A fantastic opportunity for anyone looking for the perfect spacious family home with the potential opportunity to use some of the ground floor rooms as an annexe.

Estcourt Close which is tucked away off Estcourt Road, Gloucester with The property offers good access to a range of local amenities.

Potential rental value of £1,995pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.

- Sought After Location
- Extended
- Four Double Bedrooms
- Enclosed Rear Garden
- En-Suite To Master
- Four Reception Rooms
- Off Road Parking For Multiple Cars
- Energy Rating D & Council Tax Band D



Entrance Porch**Entrance Hall****Study**

Dimensions: 9' 8" x 8' 10" (2.94m x 2.69m).

Cloakroom**Family Room**

Dimensions: 11' 0" x 7' 3" (3.35m x 2.21m).

Dining Room

Dimensions: 14' 3" x 8' 0" (4.34m x 2.44m).

Utility room

Dimensions: 7' 7" x 6' 5" (2.31m x 1.95m).

Kitchen/Diner

Dimensions: 17' 6" x 10' 9" (5.33m x 3.27m).

Lounge

Dimensions: 15' 6" x 11' 9" (4.72m x 3.58m).

First Floor Landing**Bedroom 1**

Dimensions: 11' 2" x 11' 2" (3.40m x 3.40m).

En-suite**Bedroom 2**

Dimensions: 14' 6" x 9' 2" (4.42m x 2.79m).

Bedroom 3

Dimensions: 11' 3" x 11' 0" (3.43m x 3.35m).

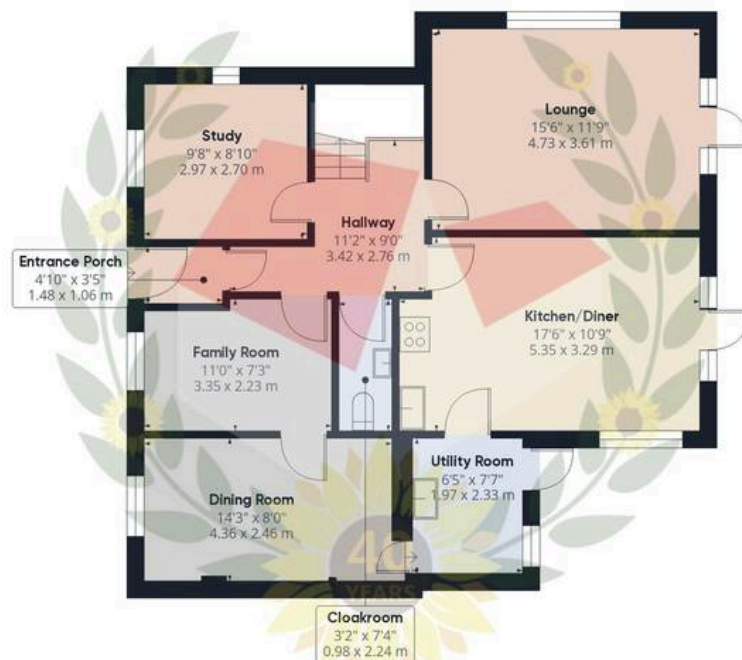
Bedroom 4

Dimensions: 10' 6" x 9' 10" (3.20m x 2.99m).

Shower Room

Dimensions: 8' 1" x 6' 2" (2.46m x 1.88m).



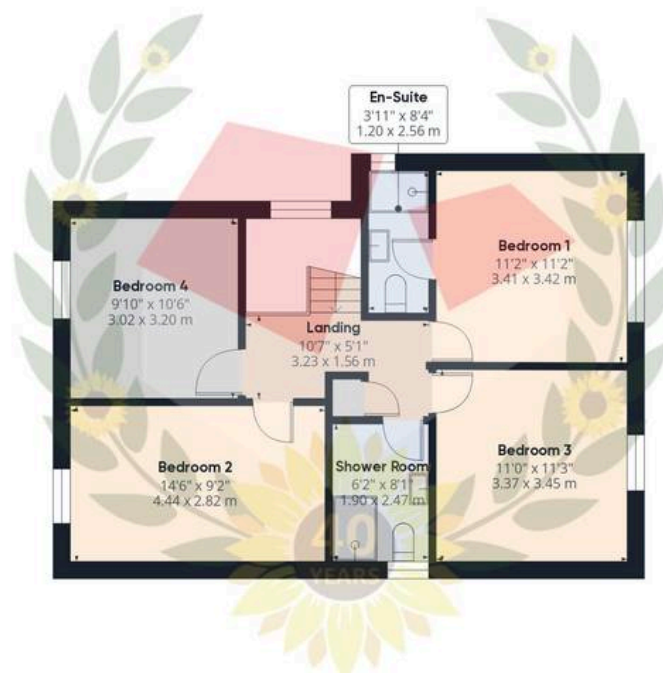


Ground Floor

Approximate total area⁽¹⁾

1468.64 ft²

136.44 m²



Floor 1

(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.

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.

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