



**Painswick Road, Tredworth, Gloucester**

Freehold

**£170,000**

**106 Painswick Road, Tredworth,  
Gloucester, Gloucestershire, GL4 6PT**

**£170,000**

Freehold. Council Tax Band A



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

\*Terraced House \* Off Road Parking To Rear  
\*Good Sized Rear Garden \*Lounge  
\*Kitchen Diner \* First Floor Bathroom  
\*UPVC Double Glazing & Gas Radiator Central Heating \* Energy Rating TBC  
\*Well Presented Throughout \* Ideal First Time or Investment Buy

### Michael Tuck Estate and Letting Agents

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

[estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk)

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

We are delighted to bring to the market a TWO Bedroom terraced house arranged over THREE Floors with OFF ROAD PARKING to the rear.

Ground Floor comprises of Living Room with WOOD BURNER, modern fitted KITCHEN DINER and a Laundry Room.

First Floor offers a DOUBLE Bedroom and spacious Family Bathroom.

To the second floor is a further DOUBLE Bedroom. Further benefits include UPVC Double Glazing, Gas Radiator Central Heating, wooden window shutters to living room and main bedroom and a good sized South Westerly facing Rear Garden with access to OFF ROAD PARKING space.

Property for sale through Michael Tuck Estate Agents.

Approximate rental value of £950pcm , please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View

**Living Room** 12' 1" x 11' 0" (3.68m x 3.35m)

**Kitchen Diner** 12' 3" x 8' 0" (3.73m x 2.44m)

**Laundry Room** 12' 11" x 5' 7" (3.93m x 1.70m)

**Landing** 8' 9" x 4' 4" (2.66m x 1.32m)

**Master Bedroom** 11' 0" x 10' 4" (3.35m x 3.15m)

**Bathroom** 8' 1" x 6' 5" (2.46m x 1.95m)

### Second Floor

**Bedroom Two** 12' 7" x 11' 7" (3.83m x 3.53m)

### Off Road Parking Space To Rear

### Additional Information

Gas & Electric - Mains

Water & Sewerage - Mains

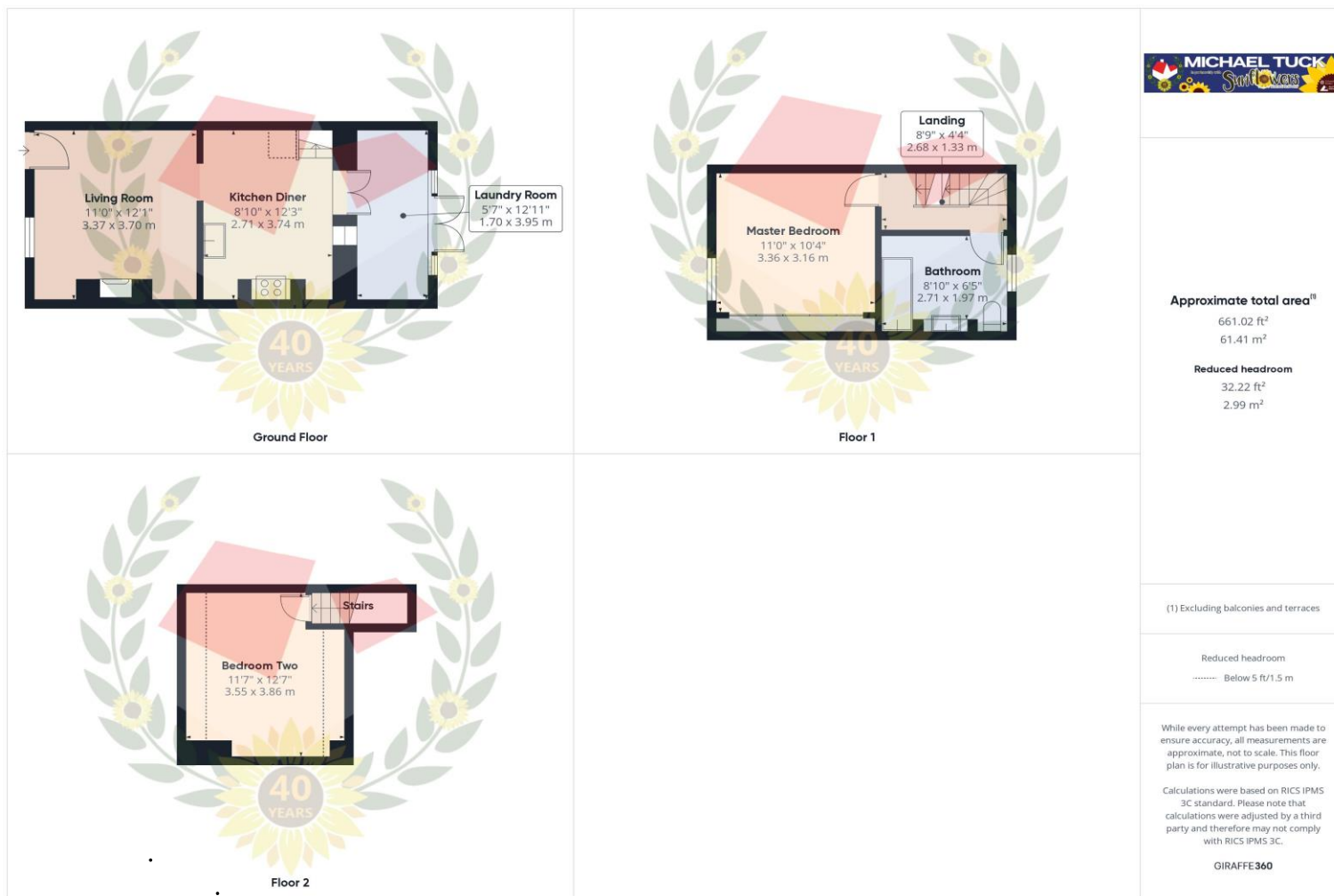












### FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

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.

