



Lynton Road, Hucclecote, Gloucester,
GL3 3HX

Freehold

£365,000

**52 Lynton Road, Hucclecote,
Gloucester, Gloucestershire, GL3 3HX**

£365,000

Freehold. Council Tax Band C



3 Bedrooms



1 Bathrooms



4 Receptions

Features

- * Immaculate Condition Throughout
- * Modern Fitted Kitchen/Diner With Integrated Appliances
- * Sought After Location
- * Enclosed Rear & Side Garden
- * No Onward Chain
- * Versatile Extension
- * Off Road Parking For Multiple Cars
- * Energy Rating C & Council Tax C

Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

*** STUNNING EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH NO ONWARD CHAIN *** We are delighted to welcome to the market this incredible extended semi detached property situated on a popular road in Hucclecote that has been renovated to a high standard throughout. The property benefits from attached additional accommodation with heating, electric & water. In brief the property comprises of; entrance hall, spacious lounge/diner, modern fitted kitchen with integrated appliances, two double bedrooms, one single bedroom & modern fitted shower room. Extended attached accommodation comprises of; extra reception room/bedroom, kitchen & downstairs cloak room. Benefits include; upvc double glazing, modern gas central heating, enclosed rear & side garden, outside bar and off road parking for multiple cars! Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1,450pcm, please contact Michael Tuck Lettings in Abbeymead for more details. We highly advise an early viewing so you dont miss out! Call us today on 01452 612020.

Entrance Hall

Lounge 11' 8" x 11' 7" (3.55m x 3.53m)

Dining Room 11' 8" x 10' 7" (3.55m x 3.22m)

Kitchen/Diner 18' 9" x 13' 7" (5.71m x 4.14m)

First Floor Landing

Bedroom 1 11' 10" x 11' 9" (3.60m x 3.58m)

Bedroom 2 12' 6" x 10' 10" (3.81m x 3.30m)

Bedroom 3 7' 11" x 6' 11" (2.41m x 2.11m)

Extension;

Reception/Bedroom 24' 7" x 7' 1" (7.49m x 2.16m)

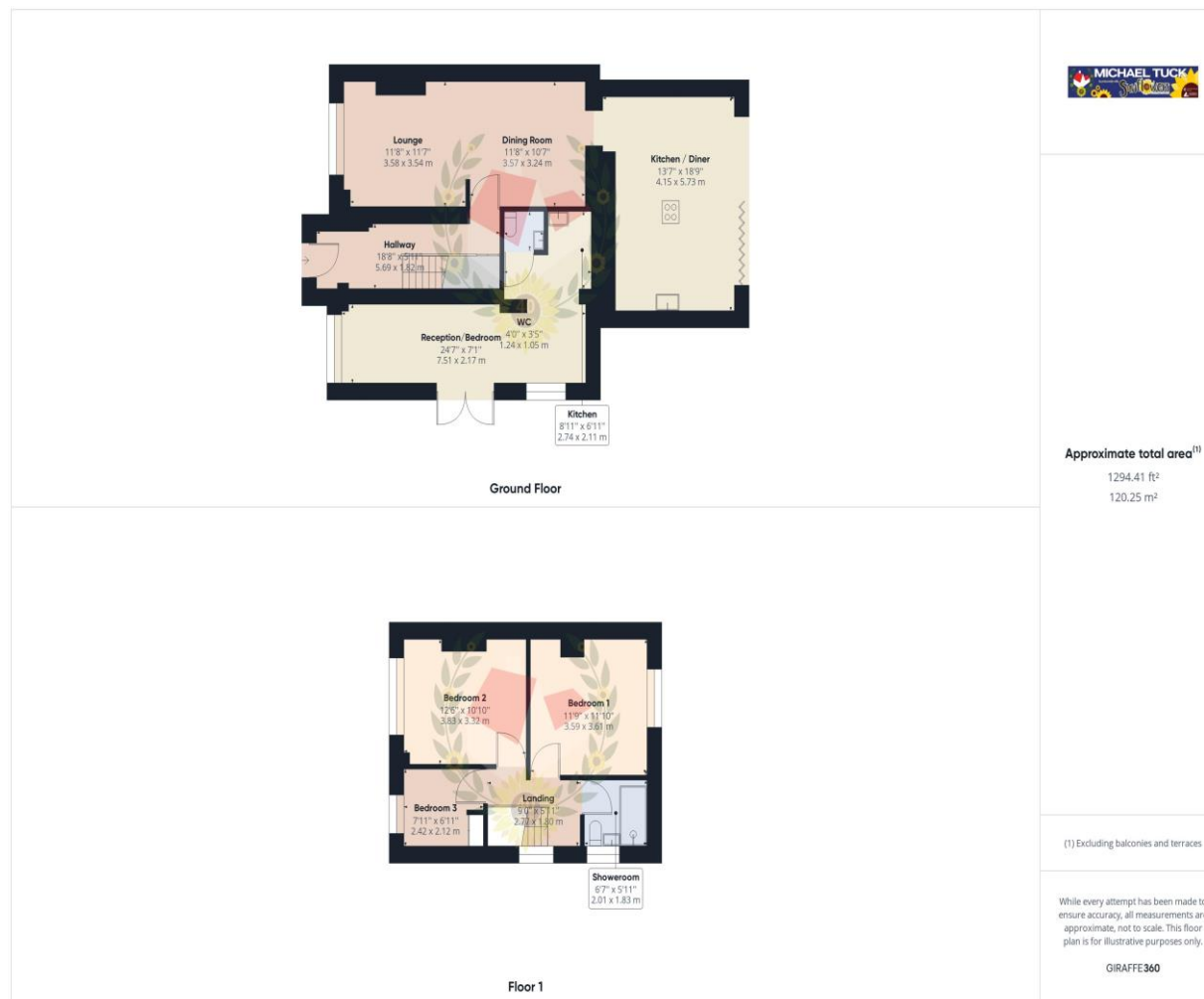
Kitchen 8' 11" x 6' 11" (2.72m x 2.11m)

Cloakroom









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.

