



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS

**Box Trees Cheltenham Road East, Gloucester – GL2 9QF**

Gloucester

Guide Price £280,000



# Box Trees Cheltenham Road East

Gloucester, Gloucester

Three Bedroom Detached Cottage with large outside space and Development Potential. Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000. Auction End Date - 17/09/2025 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. The Property comprises of; entrance porch, lounge, kitchen, dining room, downstairs bathroom and three bedrooms. Further benefits include; upvc double glazing, gas central heating, 180ft garden to front and 170 ft garden to rear. Agents Note - Please be aware the property does not currently have allocated parking. We highly advise a viewing, to arrange yours call us today on 01452 612020. **Auctioneers Additional Comments.** Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.





Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### **Entrance Porch**

**Lounge** Dimensions: 10' 8" x 10' 3" (3.25m x 3.12m).

**Kitchen** Dimensions: 10' 8" x 7' 4" (3.25m x 2.23m).

**Dining Room** Dimensions: 17' 5" x 6' 2" (5.30m x 1.88m).

#### **Inner Hall**

**Bathroom** Dimensions: 10' 11" x 5' 9" (3.32m x 1.75m).

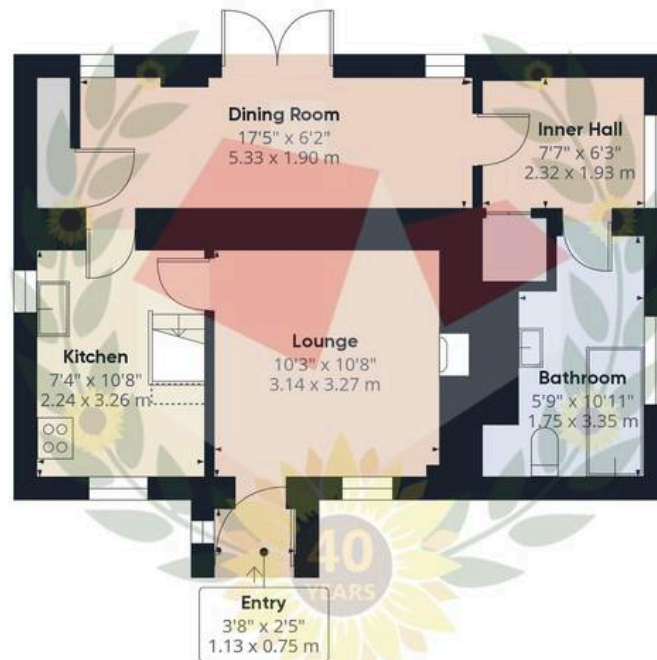
#### **First Floor Landing**

**Bedroom 1** Dimensions: 10' 11" x 10' 10" (3.32m x 3.30m).

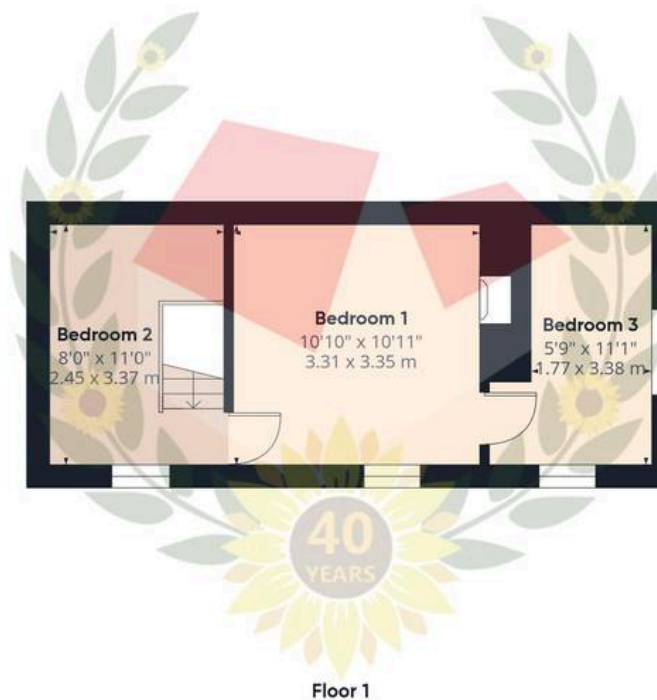
**Bedroom 2** Dimensions: 11' 0" x 8' 0" (3.35m x 2.44m).

**Bedroom 3** Dimensions: 11' 1" x 5' 9" (3.38m x 1.75m).





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

702.55 ft<sup>2</sup>

65.27 m<sup>2</sup>

**Reduced headroom**

2.05 ft<sup>2</sup>

0.19 m<sup>2</sup>

(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.

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