



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS

**11 Katherine Close, Churchdown**  
Gloucester

**£225,000**



# 11 Katherine Close

Churchdown, Gloucester

Two Bedroom Terraced Property In Churchdown!

This immaculate two bedroom terraced property is situated in a quiet & sought after development in Churchdown.

The property boasts easy access to both Gloucester and Cheltenham with equally easy access to a range of local amenities.

In brief the property comprises of; entrance hall, modern fitted kitchen, lounge/diner, two bedrooms and a modern fitted bathroom.

Benefits include; upvc double glazing, modern gas central heating with new 'Worcester' combination boiler, enclosed rear garden and off road parking for two cars!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,050 pcm.

- Upvc Double Glazing
- Sought After Location
- Well Presented Throughout
- Enclosed Rear Garden
- Two Bedrooms
- Modern Fitted Kitchen
- Off Road Parking For Two Cars
- Energy Rating C & Council Tax Band B





### Entrance Hall

### Kitchen

Dimensions: 8' 1" x 5' 5" (2.46m x 1.65m).

### Lounge/Diner

Dimensions: 11' 7" x 11' 7" (3.53m x 3.53m).

### First Floor Landing

### Bedroom 1

Dimensions: 10' 9" x 8' 4" (3.27m x 2.54m).

### Bedroom 2

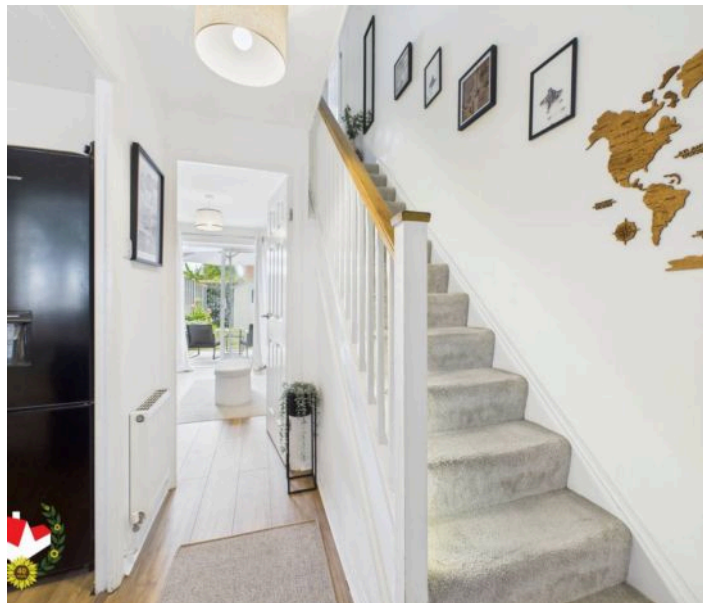
Dimensions: 9' 0" x 5' 2" (2.74m x 1.57m).

### Bathroom

Dimensions: 6' 1" x 5' 6" (1.85m x 1.68m).

### Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to cabinet



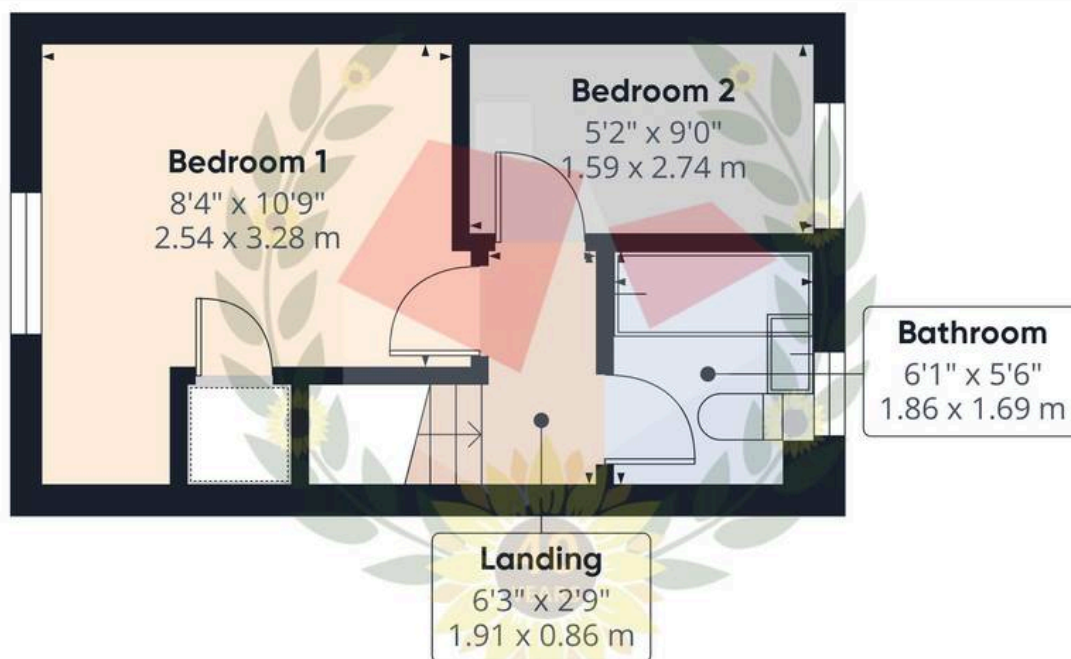


Ground Floor

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

432 ft<sup>2</sup>

40.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Estate & Letting Agents

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