



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**12 Askwith Road, Gloucester – GL4 4PP**

Gloucester

Guide Price **£265,000**



# 12 Askwith Road

Gloucester, Gloucester

Extended Three Bedroom Semi Detached Property In Saintbridge

This well presented property offers generous living accommodation and boasts easy access to a range of local amenities. The property has a lovely outlook to the rear which overlooks the local allotments.

In brief the property comprises of; entrance hall, downstairs shower/cloak room, spacious lounge, dining room, study, kitchen, first floor landing, two double bedrooms, one single bedroom and a modern fitted bathroom.

Further benefits include; upvc double glazing, modern gas central heating, enclosed rear garden and off road parking.

Potential rental value of £1,295pcm, please contact Michael Tuck Lettings in Abbeymead for more details. Viewings Highly recommended via our Abbeymead branch 01452 612020.

Tenure: Freehold

- Upvc Double Glazing
- Generous Living Accomodation
- Downstairs Shower Room
- Enclosed Rear Garden
- Extended
- Modern Fitted Bathroom
- Off Road Parking
- Energy Rating C & Council Tax Band C





**Entrance Hall**

**Downstairs Shower/Cloak Room**

7' 10" x 4' 5" (2.39m x 1.35m)

**Lounge**

15' 10" x 10' 9" (4.83m x 3.28m)

**Dining Room**

18' 11" x 10' 11" (5.77m x 3.33m)

**Kitchen**

10' 10" x 7' 10" (3.30m x 2.39m)

**Study**

**Hall**

**First Floor Landing**

**Bedroom 1**

12' 2" x 9' 2" (3.71m x 2.79m)

**Bedroom 2**

10' 9" x 9' 7" (3.28m x 2.92m)

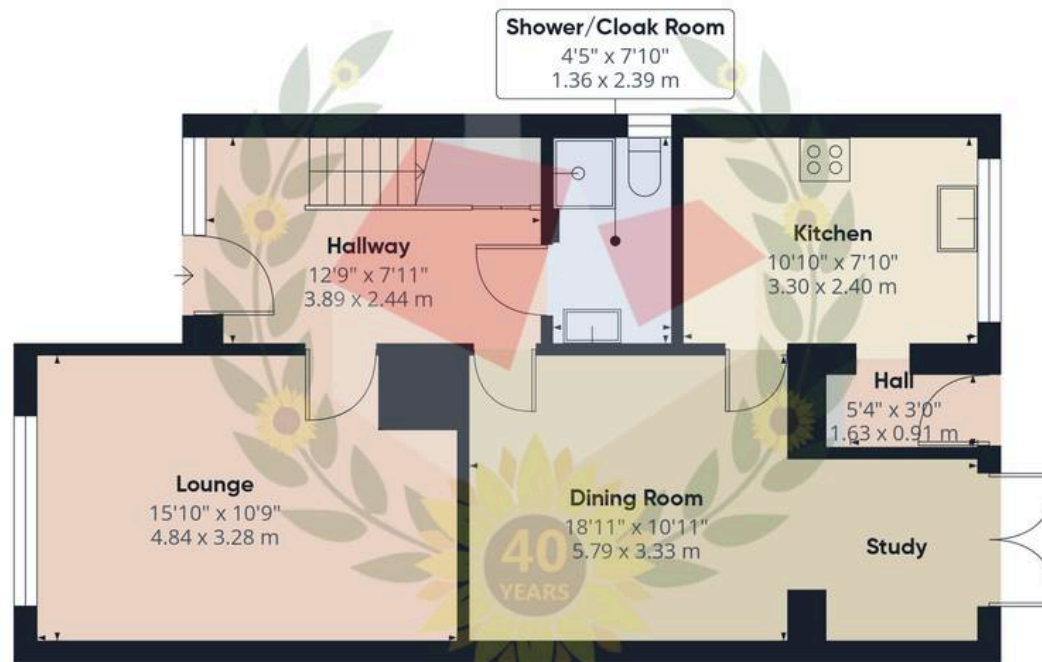
**Bedroom 3**

9' 1" x 7' 10" (2.77m x 2.39m)

**Bathroom**

8' 1" x 5' 6" (2.46m x 1.68m)





Ground Floor



Floor 1

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

960 ft<sup>2</sup>

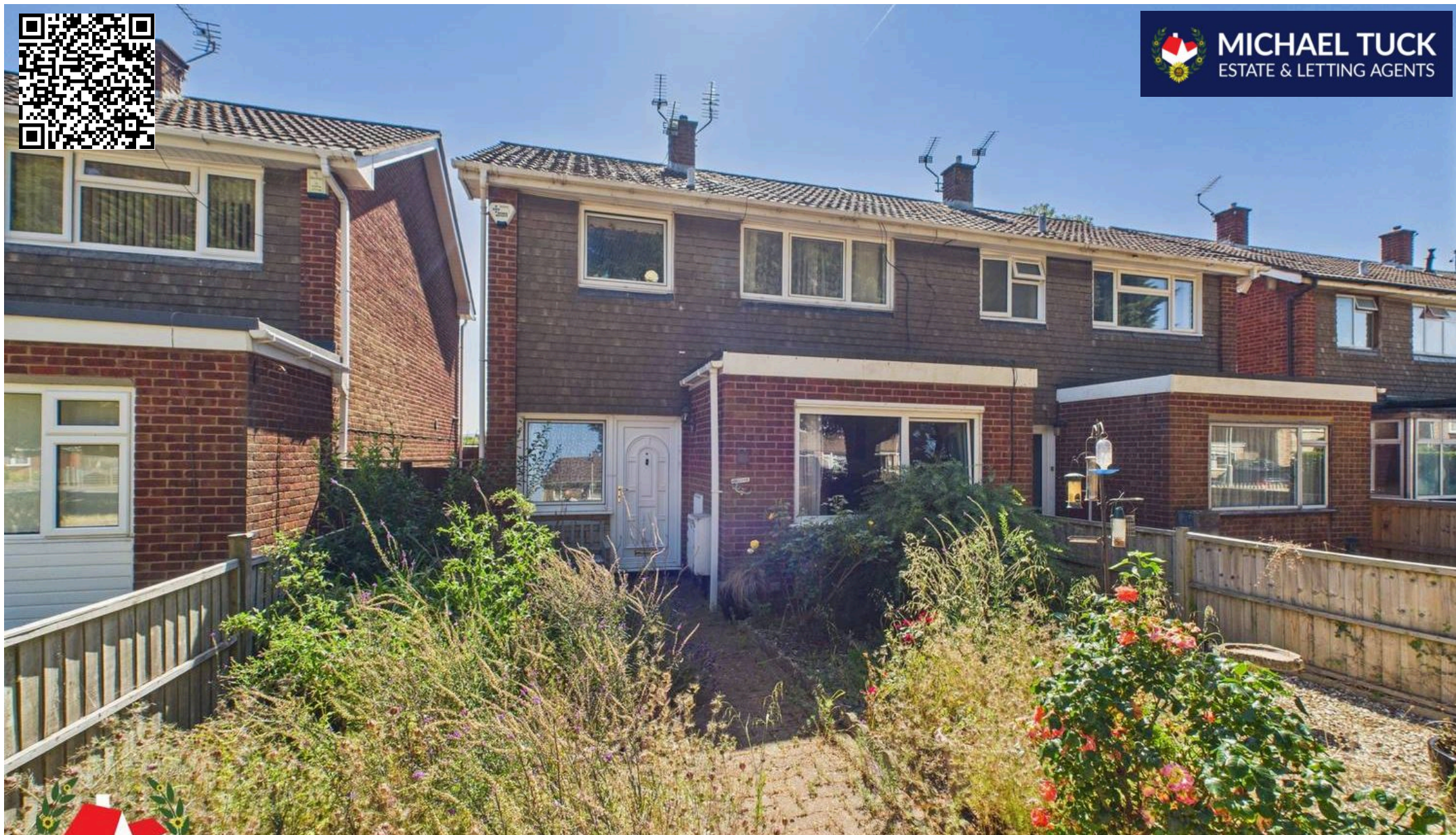
89.2 m<sup>2</sup>

(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.

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## Michael Tuck Estate & Letting Agents

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