



MICHAEL TUCK
ESTATE & LETTING AGENTS



6 Oaktree Garden Hill Hay Road, Matson

Gloucester

Guide Price **£210,000**

6 Oaktree Garden Hill Hay Road

Matson, Gloucester

*** Chain Free, Two Bedrooms, Terraced Home, Garden and Off Road Parking ***

This well-presented, modern two-bedroom terraced property is situated in a popular residential area of Matson, Gloucester, offering an ideal opportunity for first-time buyers or investors looking for a chain-free purchase.

The ground floor accommodation comprises a bright and spacious lounge, a separate dining room perfect for entertaining, and a contemporary fitted kitchen. Upstairs, the property offers two bedrooms and a modern family bathroom.

Outside, the home boasts a low-maintenance rear garden, providing a private outdoor space with minimal upkeep, along with convenient off-road parking to the front.

Further benefits include gas central heating, double glazing throughout, and close proximity to local amenities, schools, and transport links into Gloucester city centre.

Potential rental value of £1000pcm please contact Michael Tuck Lettings in Abbeymead for more details.

Don't miss out – contact us today to book your viewing and secure your chance to own this fantastic home! 01452 612020

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Chain Free



Kitchen

Dimensions: 11' 5" x 7' 11" (3.49m x 2.42m).

Lounge

Dimensions: 16' 7" x 11' 6" (5.05m x 3.50m).

Dining Room

Dimensions: 8' 5" x 8' 1" (2.57m x 2.46m).

Landing**Bathroom**

Dimensions: 8' 8" x 4' 11" (2.64m x 1.49m).

Bedroom One

Dimensions: 12' 8" x 8' 5" (3.87m x 2.57m).

Bedroom Two

Dimensions: 11' 9" x 6' 4" (3.59m x 1.93m).

Additional Information**Utilities**

- Electricity – mains
- Gas – mains • Water – mains
- Sewerage – mains
- Fibre to premises





Approximate total area⁽¹⁾

596 ft²

55.3 m²

Reduced headroom

11 ft²

1 m²



(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 are based on RICS IPMS 3C standard.

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