



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**7 Kingsley Road, Gloucester**  
Gloucester

Guide Price **£238,000**



# 7 Kingsley Road

Gloucester, Gloucester

Three Bedroom Semi Detached House with No Onward Chain.

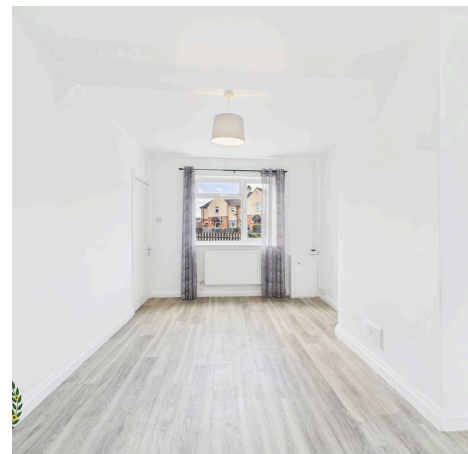
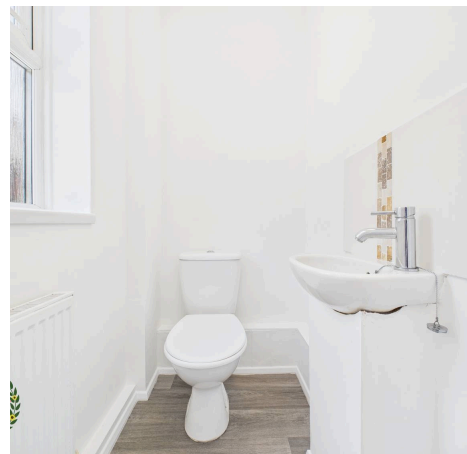
This well presented property offers a great opportunity to first time buyers and buy to let investors!

In brief the property comprises of; entrance porch, entrance hall, spacious lounge, kitchen/breakfast room, downstairs shower room, cloak room, first floor landing, two double bedrooms and one single bedroom.

Further benefits include; upvc double glazing, modern combination boiler, generous size enclosed rear garden t the rear and front, easy access to local amenities.

Potential rental value of £1,200 pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

- UPVC Double Glazing
- Entrance Porch
- Well Presented Throughout
- Enclosed Rear Garden
- No Onward Chain
- Modern Fitted Kitchen/Breakfast Room
- Modern Combination Boiler
- Energy Rating D & Council Tax Band A



**Entrance Porch**

**Hallway**

**Lounge**

15' 10" x 9' 10" (4.83m x 3.00m)

**Kitchen/Breakfast Room**

11' 11" x 7' 8" (3.63m x 2.34m)

**Shower Room**

**Cloakroom**

**First Floor Landing**

**Bedroom One**

16' 0" x 7' 8" (4.88m x 2.34m)

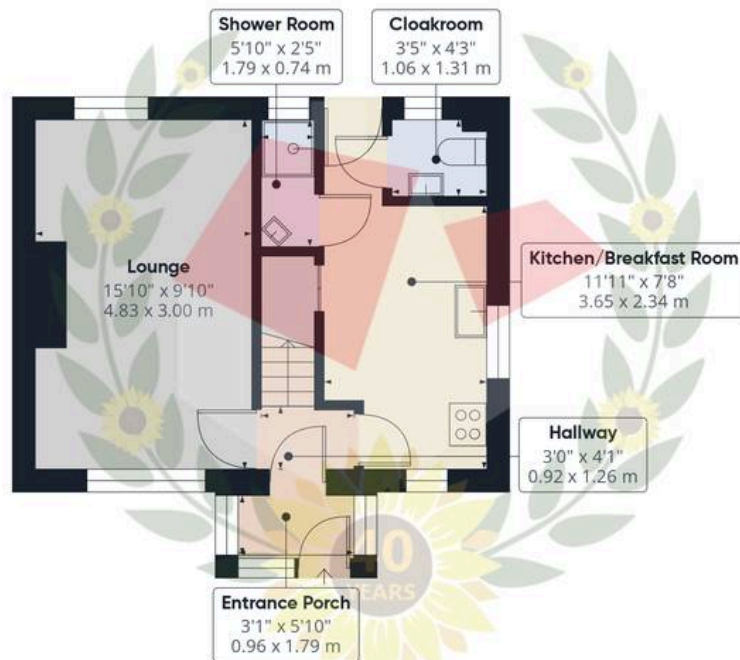
**Bedroom Two**

9' 11" x 7' 10" (3.02m x 2.39m)

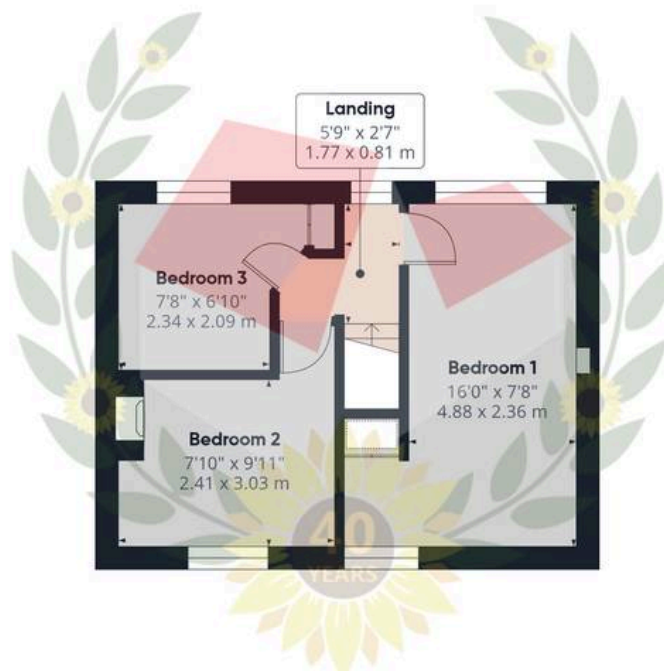
**Bedroom Three**

7' 8" x 6' 10" (2.34m x 2.08m)





Ground Floor



Floor 1

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

635 ft<sup>2</sup>

59 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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