

## 272 Painswick Road

Matson, Gloucester

Two Bedroom Cottage With No Onward Chain In Gloucester!

Situated just off Painswick Road, this fantastic cottage seamlessly blends character and charm with modern comforts. Boasting a range of original features — including exposed beams and period details — the property has been tastefully refurbished throughout to a high standard.

In brief the property comprises of; spacious lounge/diner, modern fitted kitchen, first floor landing, two bedroom and a bathroom.

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

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

- Well Presented Throughout
- Enclosed Rear Garden
- Log Burner
- Upvc Double Glazing
- Off Road Parking
- Energy Rating D & Council Tax Band A
- No Onward Chain
- Modern Fitted Kitchen



Lounge/Diner Dimensions: 9' 10" x 20' 9" (2.99m x 6.32m).

**Kitchen** Dimensions: 6' 1" x 10' 8" (1.85m x 3.25m).

**First Floor Landing** 

**Bedroom One** Dimensions: 9' 11" x 12' 1" (3.02m x 3.68m).

**Bedroom Two** Dimensions: 6' 2" x 10' 6" (1.88m x 3.20m).

**Bathroom** Dimensions: 4' 5" x 7' 8" (1.35m x 2.34m).

## Additional Information

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







## The Property Ombudsman

## Michael Tuck Estate & Letting Agents

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