



272 Painswick Road, Matson

Gloucester

£213,000

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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

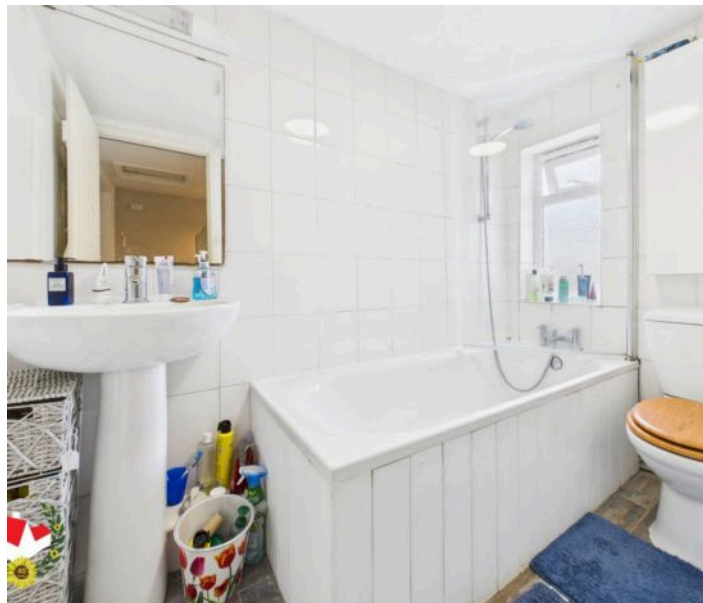
Dimensions: 6' 2" x 10' 6" (1.88m x 3.20m).

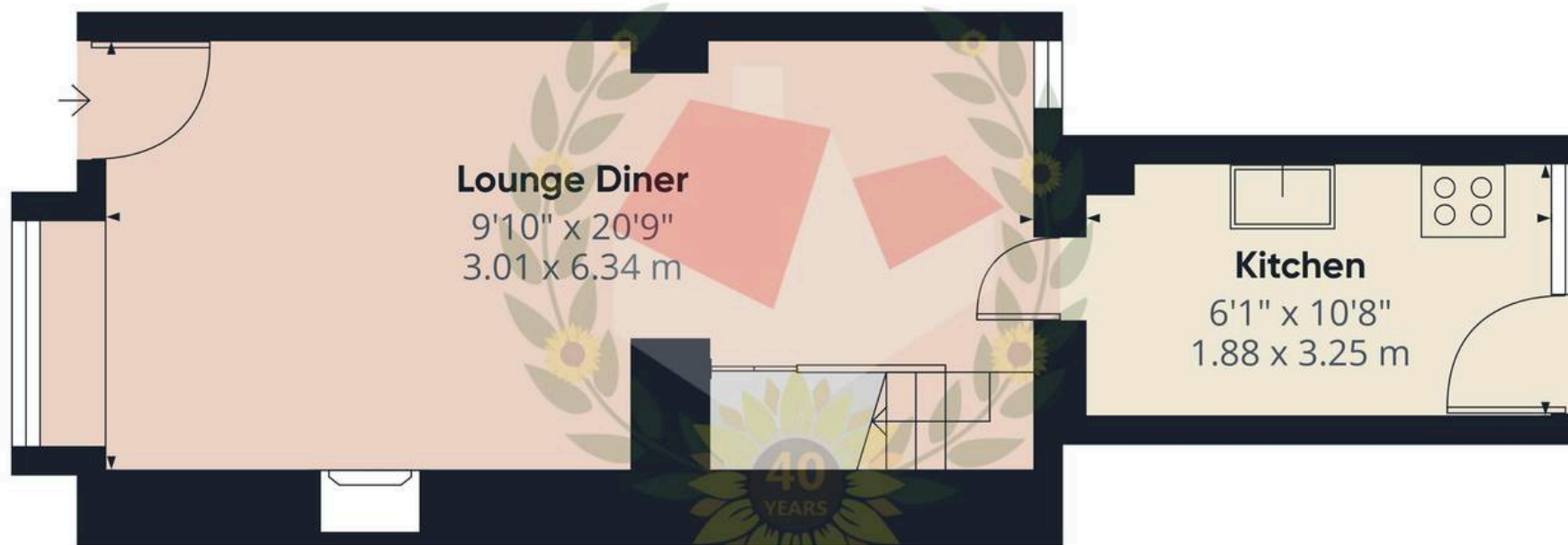
Bathroom

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





Ground Floor

Approximate total area⁽¹⁾

519 ft²

48.3 m²

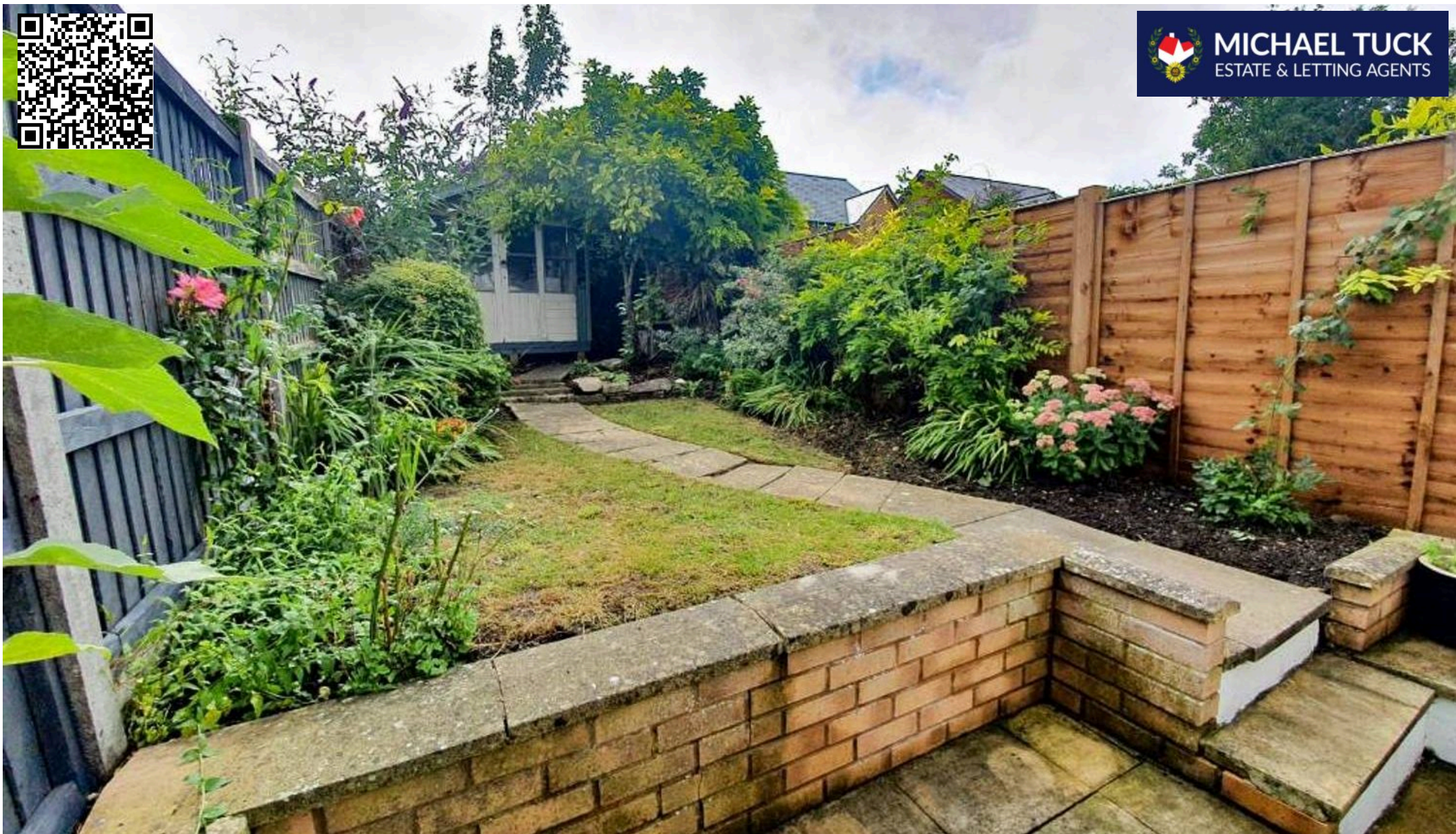


Floor 1

(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.

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