



MICHAEL TUCK
ESTATE & LETTING AGENTS

5 The Orangery, Barnwood

Gloucester

£175,000

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Barnwood, Gloucester

Two Bedroom Ground Floor Maisonette In Barnwood

This fantastic property is situated down a quiet no through road in the popular Barnwood area.

The property offers easy access to a range of local amenities. An ideal opportunity for first time buyers and buy to let investors!

In brief the property comprises of; entrance hall, two double bedrooms, bathroom, spacious lounge and kitchen/breakfast room.

Further benefits include; Modern gas central heating, generous sized enclosed rear garden, side garden for clothes drying & storage and off road parking for two cars!

Potential rental value of £1,050 pcm , please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Sought After Location
- Ground Floor
- No Through Road
- Private Enclosed Rear Garden.
- Two Double Bedrooms
- Spacious Lounge
- Off Road Parking For Two Cars
- Energy Rating TBC & Council Tax A



Entrance Hall**Bedroom 1**

12' 11" x 10' 0" (3.93m x 3.05m)

Bedroom 2

10' 8" x 10' 4" (3.24m x 3.15m)

Lounge

13' 6" x 12' 8" (4.11m x 3.87m)

Kitchen

10' 8" x 9' 1" (3.26m x 2.78m)

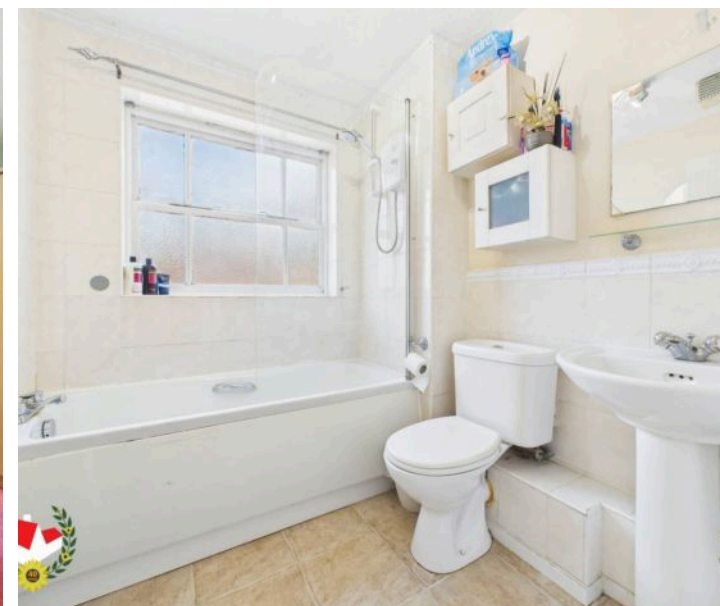
Bathroom

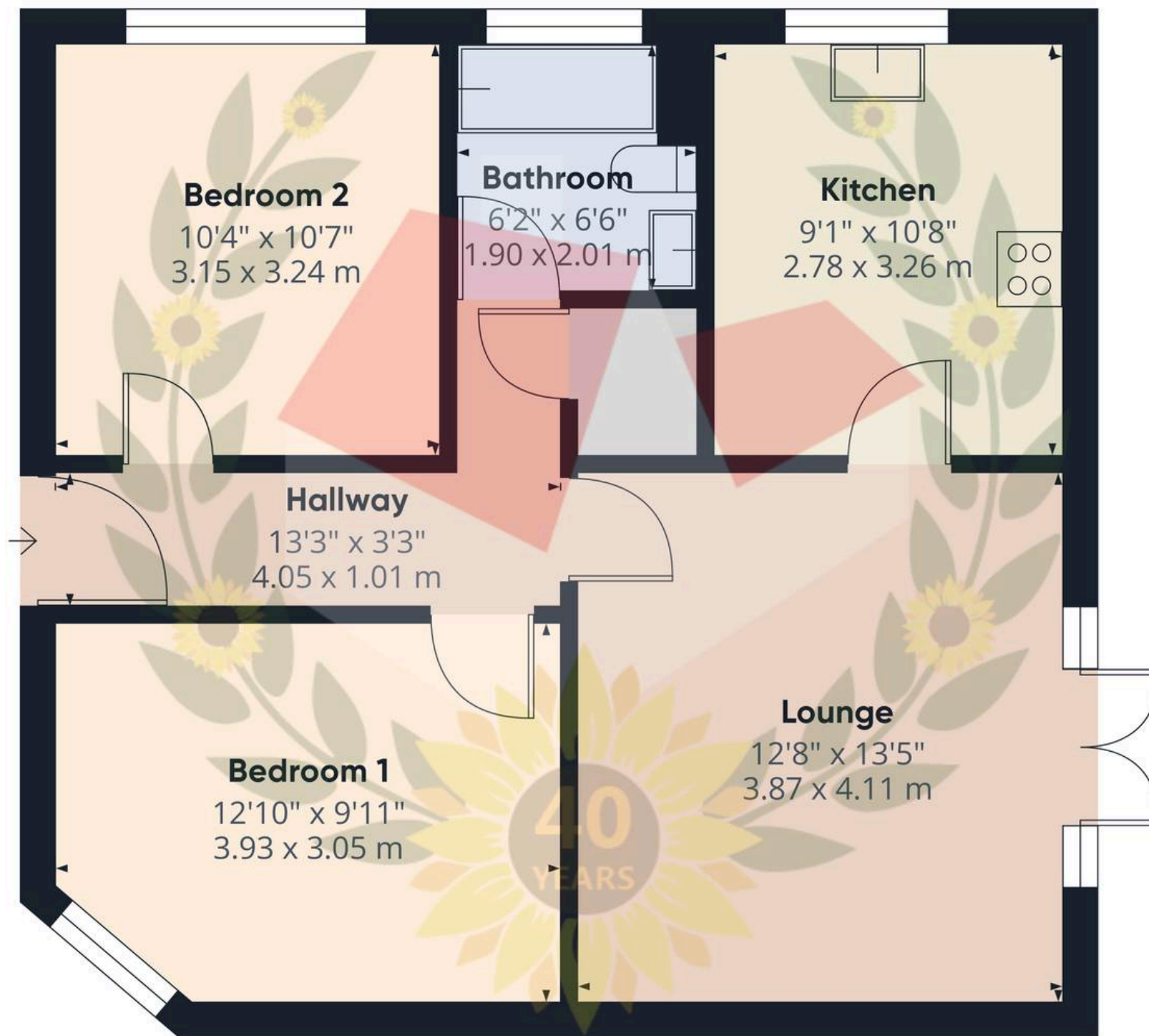
6' 7" x 6' 3" (2.01m x 1.90m)

Tenure**Leasehold**

Length of Lease - 118 years remaining

Ground Rent - £250 per annum





Approximate total area⁽¹⁾

614 ft²

57 m²

(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.

GIRAFFE360



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