 **4 Birchall Avenue, Matson – GL4 6LW**

Gloucester

Guide Price **£230,000**



# 4 Birchall Avenue

Matson, Gloucester

Spacious Three bedroom Terraced Property In Matson

Welcome to this spacious nestled on a quiet no through road. Step inside this well maintained property comprising of; Entrance porch, lounge, dining room, conservatory, kitchen, sun room, first floor landing, two double bedrooms, one single bedroom, bathroom and w.c.

Further benefits include; upvc double glazing, modern gas central heating, enclosed private rear garden and front garden.

An ideal opportunity for first time buyers and buy to let investors!

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

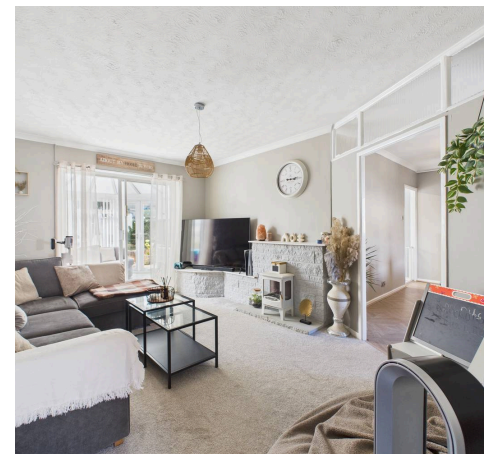
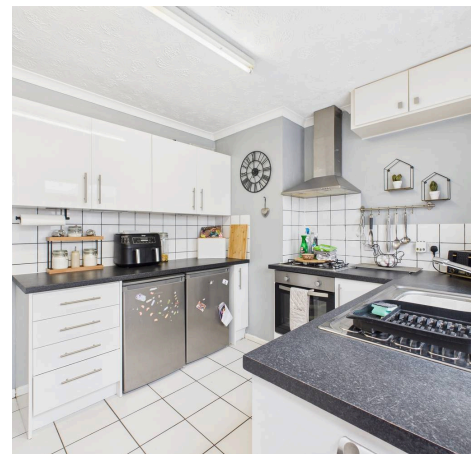
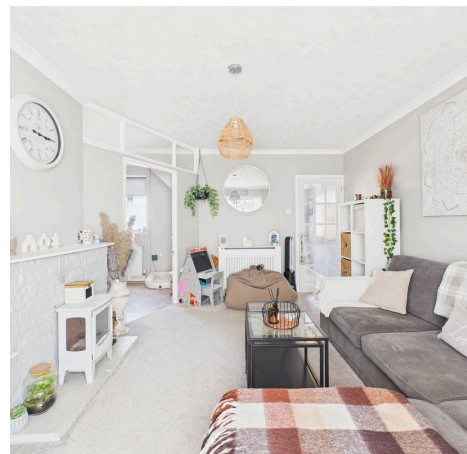
To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





- No Through Road
- Well Presented Throughout
- Three Reception Rooms
- Enclosed Rear Garden
- Upvc Double Glazing
- Generous Living Accomodation
- Gas Central Heating
- Energy Rating C & Council Tax Band A

#### Entrance Porch

#### Lounge

15' 1" x 11' 3" (4.60m x 3.43m)

#### Dining Room

14' 3" x 8' 11" (4.34m x 2.72m)

#### Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

#### Conservatory

10' 9" x 9' 9" (3.28m x 2.97m)

#### Sun Room

9' 1" x 6' 11" (2.77m x 2.11m)

#### First Floor Landing

#### Bedroom 1

#### Bedroom 2

10' 6" x 9' 0" (3.20m x 2.74m)

#### Bedroom 3

9' 1" x 7' 9" (2.77m x 2.36m)

#### Bathroom

5' 5" x 4' 4" (1.65m x 1.32m)

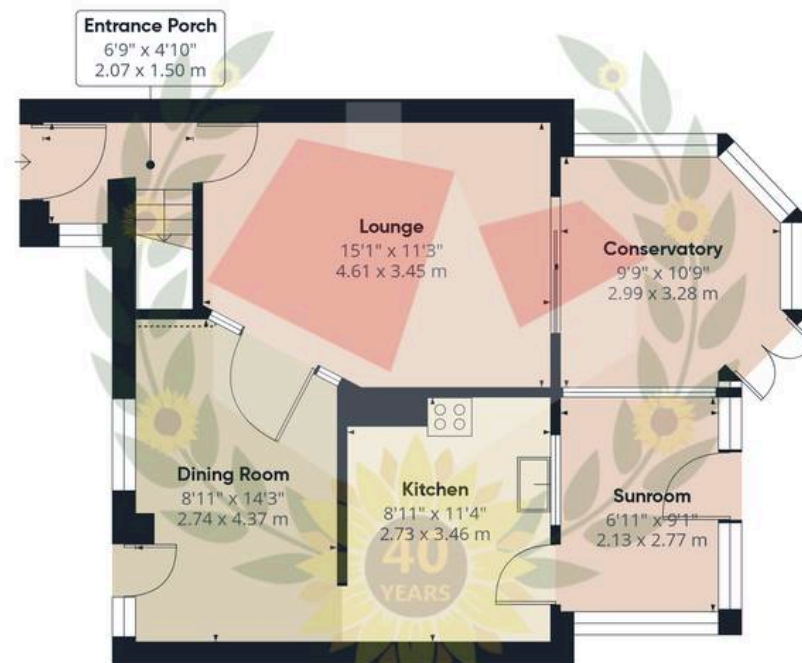
#### W.C

#### Additional Information From Seller

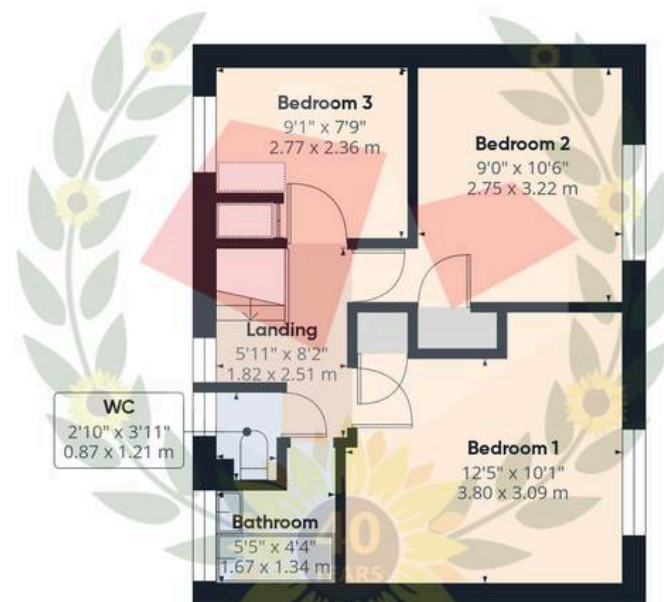
Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to cabinet







Ground Floor



Floor 1

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

976 ft<sup>2</sup>

90.6 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Estate & Letting Agents

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