



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

Gloucester

Guide Price **£225,000**

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.

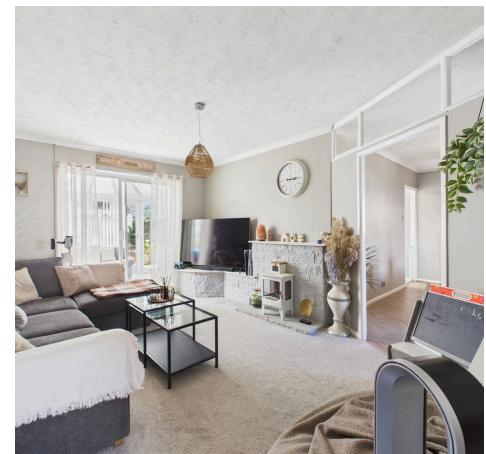
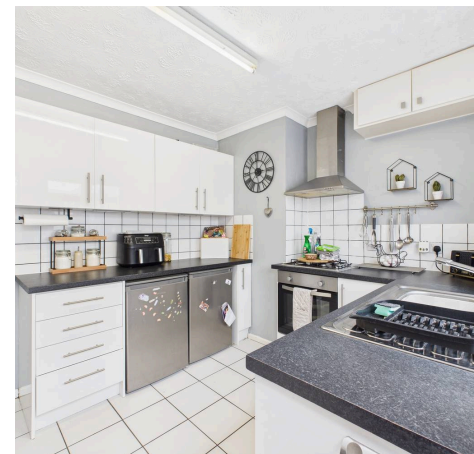
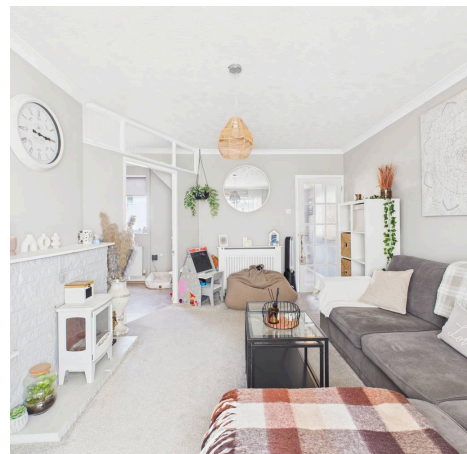
Further benefits include; upvc double glazing, modern gas central heating, enclosed private rear garden and front garden.

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.

Tenure: Freehold



- 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

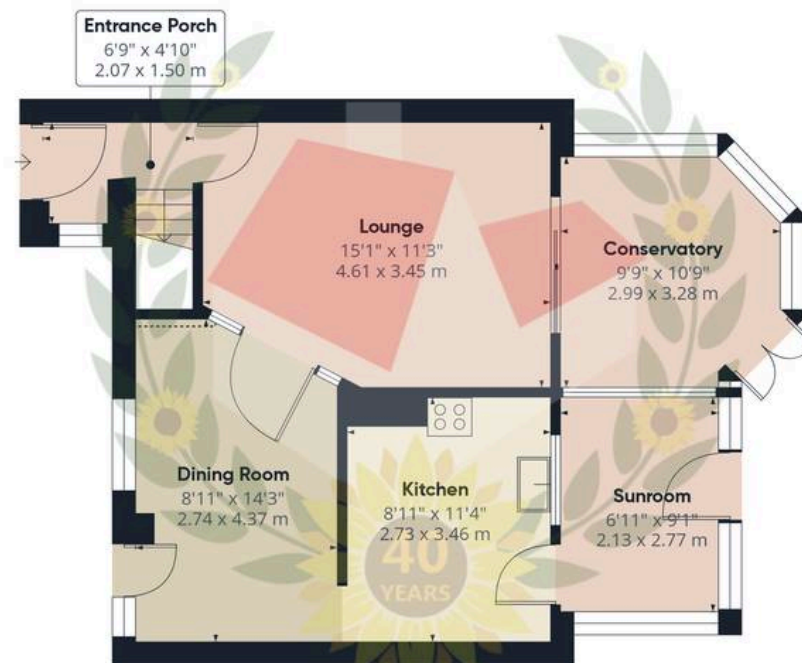
5' 5" x 4' 4" (1.65m x 1.32m)

W.C

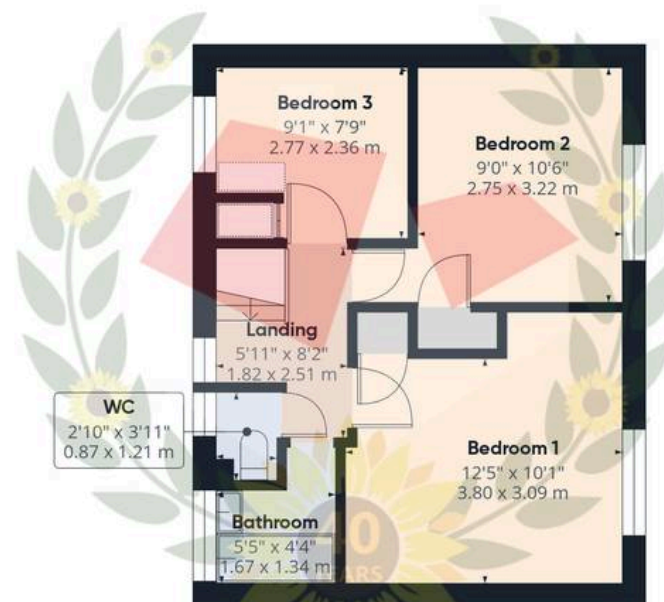
Additional Information From Seller

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

976 ft²

90.6 m²

Reduced headroom

1 ft²

0.1 m²

(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



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