



**59 Granville Street, Gloucester**

Gloucester

**£235,000**

# 59 Granville Street

Gloucester, Gloucester

We are delighted to bring to the market a THREE Bedroom SEMI DETACHED House available with NO ONWARD CHAIN

Ground Floor Accommodation comprises of Entrance Hall, Lounge, Dining Room, Modern Kitchen and downstairs BRAND NEW Bathroom, whilst upstairs are THREE Bedrooms.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and a Good Sized REAR GARDEN

Call 01452 543200 To View!

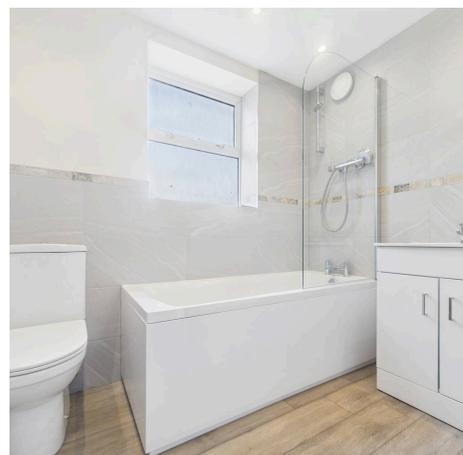
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Semi Detached House
- Three Bedrooms
- Lounge and Dining Room
- Modern Kitchen
- Brand New Bathroom
- Gas Radiator Central Heating
- UPVC Double Glazing
- Energy Rating D64
- Good Sized Rear Garden



### Entrance Hall

### Lounge

12' 11" x 10' 5" (3.94m x 3.17m)

### Dining Room

11' 5" x 10' 2" (3.48m x 3.09m)

### Kitchen

9' 10" x 8' 0" (3.00m x 2.44m)

### Bathroom

8' 6" x 7' 6" (2.58m x 2.28m)

### First Floor Landing

### Master Bedroom

13' 9" x 11' 1" (4.18m x 3.37m)

### Bedroom Two

11' 5" x 8' 7" (3.47m x 2.62m)

### Bedroom Three

12' 10" x 8' 2" (3.92m x 2.48m)

### Additional Information

Gas - Mains; Electricity - Mains; Water - Mains





Ground Floor



Floor 1

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

844 ft<sup>2</sup>

78.4 m<sup>2</sup>

(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.

GIRAFFE 360



## Michael Tuck Quedgeley

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