 **28 Montagu Place, Tuffley**

Gloucester

Guide Price **£220,000**

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Tuffley, Gloucester

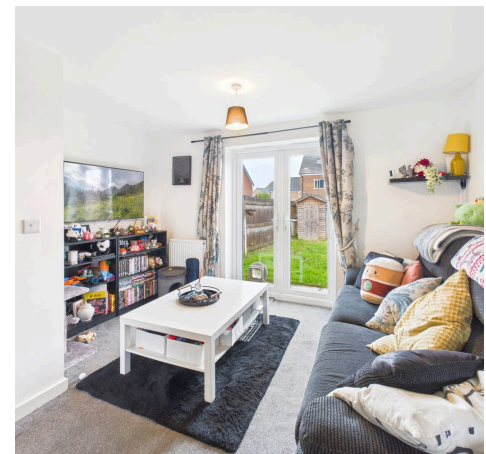
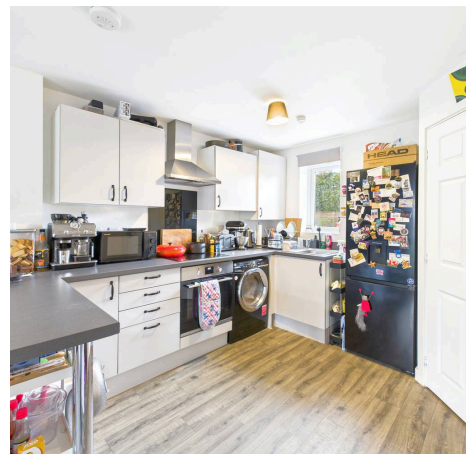
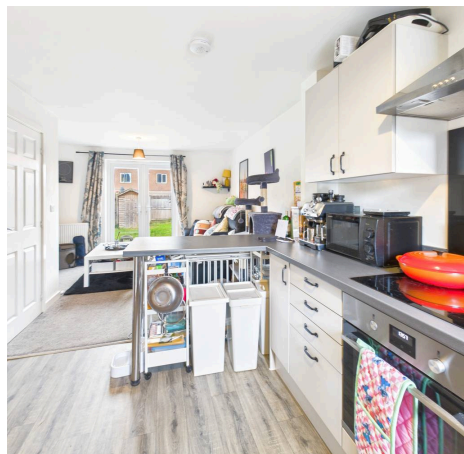
Michael Tuck Estate Agents are delighted to welcome to the market this charming property, perfect for first-time buyers or those seeking a cosy residence. Boasting two spacious double bedrooms, this home offers ample space for relaxation and privacy. The open plan kitchen/living area creates a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings in. Convenience is key with the added benefit of a downstairs W.C, ensuring practicality for daily living. Off-road parking enhances the ease of coming and going, offering peace of mind and convenience. Contact our team today to arrange a viewing and take the first step towards owning your ideal home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Upvc Double Glazing
- Gas Central Heating
- Open Plan Kitchen/Living Area
- Ideal First Buy
- Downstairs W.C
- Two Double Bedrooms
- Off Road Parking
- Energy Rating B



Hallway

5' 1" x 4' 5" (1.55m x 1.34m)

Kitchen/Living Area

22' 0" x 9' 1" (6.71m x 2.77m)

Wc

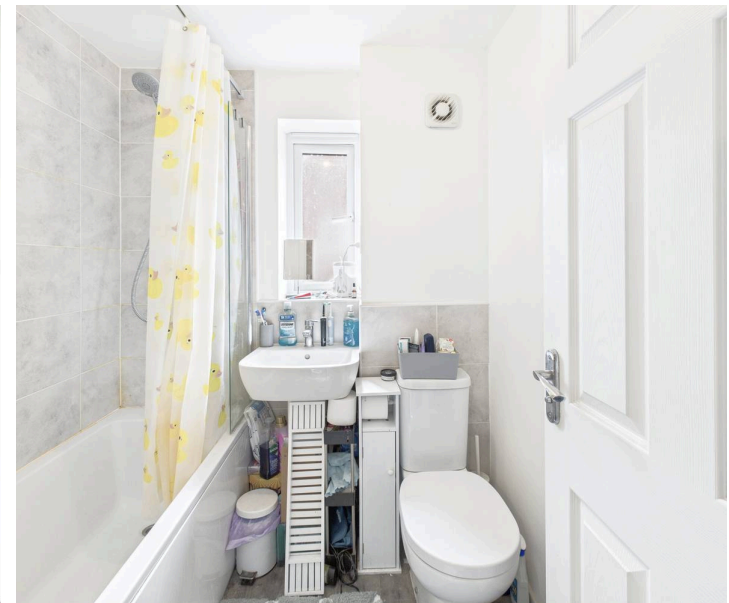
5' 5" x 2' 11" (1.64m x 0.89m)

Bedroom One

12' 3" x 7' 10" (3.73m x 2.39m)

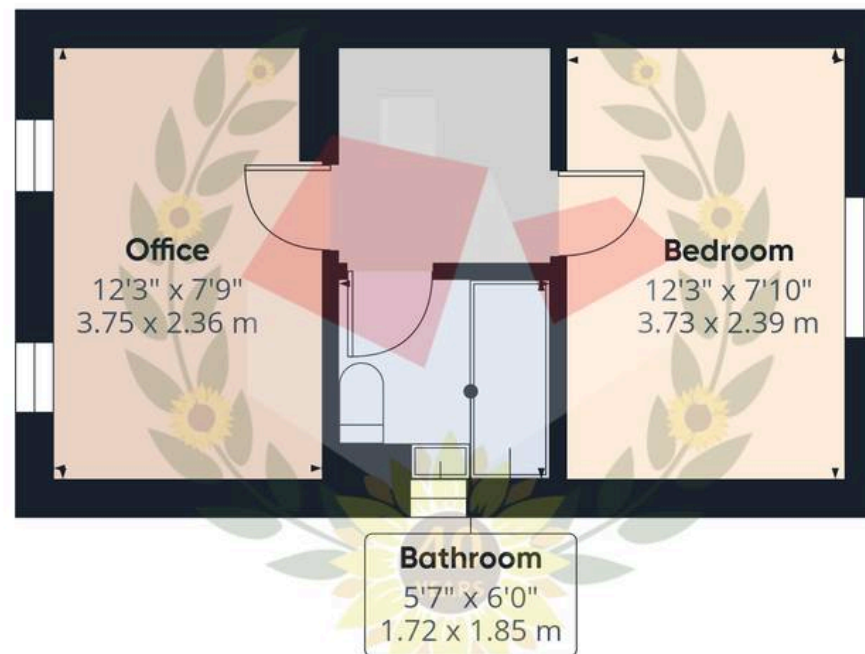
Bedroom Two

12' 4" x 7' 9" (3.75m x 2.36m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

532 ft²

49.4 m²

Reduced headroom

12 ft²

1.1 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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