



 **17 Swallow Crescent, Innsworth – GL3 1BL**
Gloucester

£260,000

17 Swallow Crescent

Innsworth, Gloucester

Three Bedroom Semi Detached Property With No Onward Chain

This fantastic property offers huge scope and potential due to its generous size plot to the rear and front!

You will find this property situated on a quiet and popular road in Innsworth, Gloucester which offers east access to a range of local amenities.

In brief the property comprises of; entrance hall, lounge, dining room, kitchen, first floor landing, two double bedrooms, one single bedroom and a family bathroom.

Further benefits include; upvc double glazing, brand new 'Worcester' combination boiler, private enclosed rear garden, garage and off road parking for multiple cars!

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

To arrange your viewing call us today on 01452 612020.

Council Tax band: B

Tenure: Freehold



- No Onward Chain
- Generous Plot
- Two Reception Rooms
- Private Enclosed Rear Garden
- New Boiler
- Quiet Location
- Garage & Off Road Parking
- Energy Rating TBC & Council Tax B

Entrance Hall

Lounge

13' 9" x 11' 8" (4.19m x 3.56m)

Dining Room

9' 5" x 8' 9" (2.87m x 2.67m)

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)

First Floor Landing

Bedroom 1

11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom 2

13' 1" x 8' 10" (3.99m x 2.69m)

Bedroom 3

8' 8" x 6' 8" (2.64m x 2.03m)

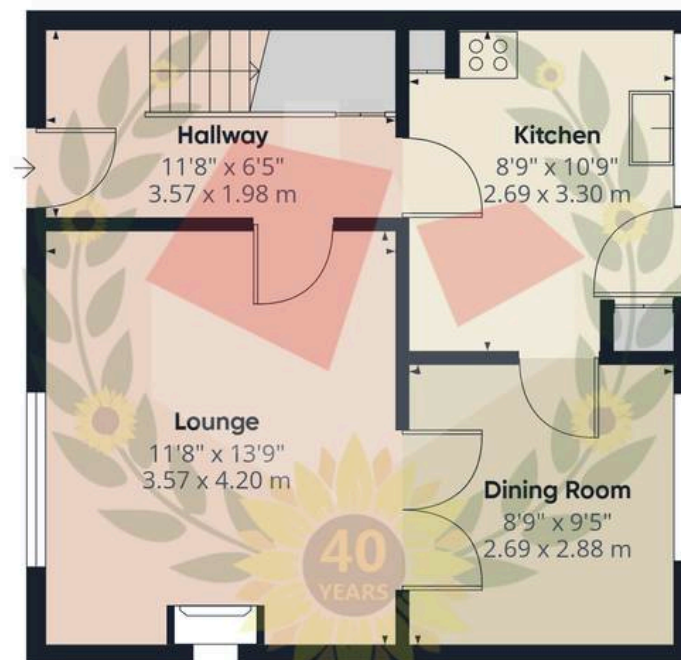
Bathroom

7' 1" x 5' 5" (2.16m x 1.65m)

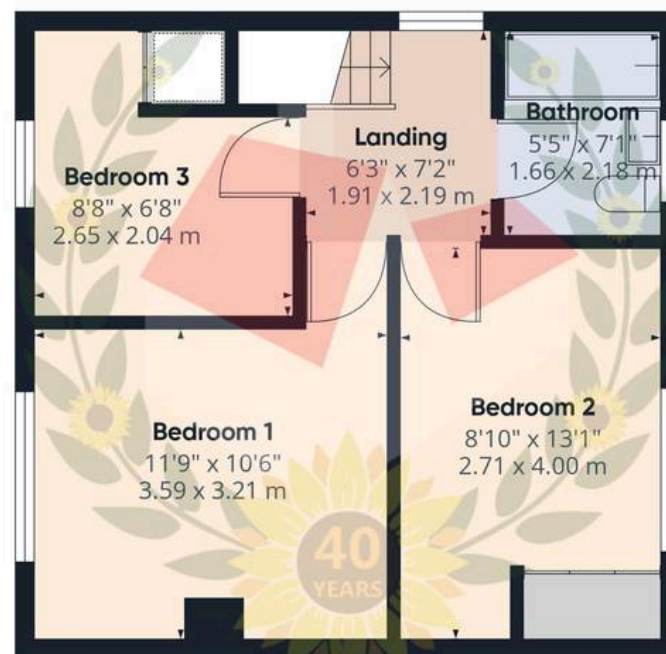
Garage

17' 9" x 8' 3" (5.41m x 2.51m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

825 ft²

76.7 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



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



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