



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **Langley Road, Matson – GL4 6BA**

Gloucester

Guide Price **£210,000**

3 Langley Road

Matson, Gloucester

Immaculate Two Double Bedroom Terraced Property
In Matson

This well presented property is tucked away on a quiet road in Matson which offers easy access to a range of local amenities.

In brief the property comprises of; entrance hall, spacious lounge/diner, modern fitted kitchen, first floor landing, two double bedrooms and a modern fitted bathroom.

Further benefits include; upvc double glazing, modern gas central heating with new combination boiler, enclosed rear garden and parking to rear of the property.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,025pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculate Condition Throughout
- Two Double Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Quiet Location
- Modern Fitted Bathroom
- Parking To Rear
- Energy Rating C & Council Tax Band A



Entrance Hall

Lounge/Diner

18' 10" x 9' 2" (5.74m x 2.79m)

Kitchen

8' 3" x 7' 3" (2.52m x 2.21m)

First Floor Landing

Bedroom 1

13' 9" x 7' 4" (4.19m x 2.24m)

Bedroom 2

10' 7" x 9' 1" (3.23m x 2.77m)

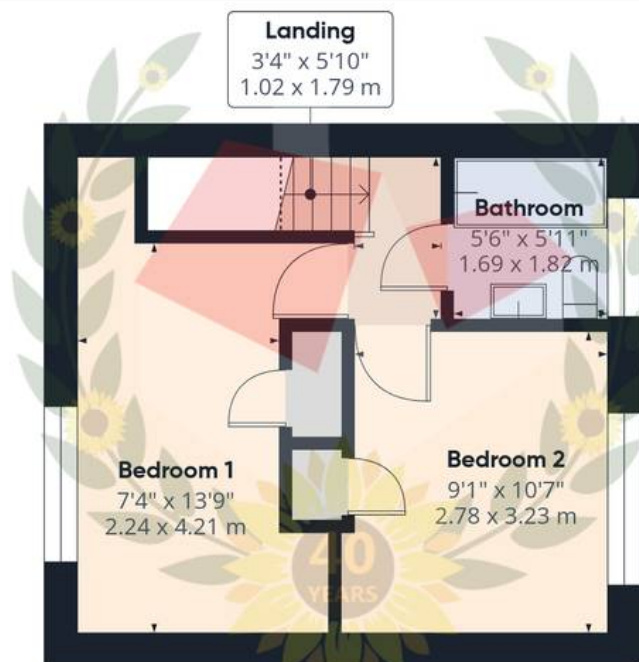
Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

593 ft²

55.2 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.

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