



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**52 Margaret Road, Tewkesbury**

Tewkesbury

**£190,000**

# 52 Margaret Road

Tewkesbury, Tewkesbury

A TWO Bedroom END TERRACED House located in the Priors Park area of Tewkesbury.

Accommodation comprises Entrance Hall, Lounge, Kitchen Diner, Two bedrooms and a REFITTED Upstairs Family Bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating, OFF ROAD PARKING and a good sized REAR GARDEN

Property for sale through Michael Tuck Agents. Approximate potential rental value of £1000pcm, please contact Michael Tuck Lettings In Tewkesbury for more details

Call 01684 642642 to View

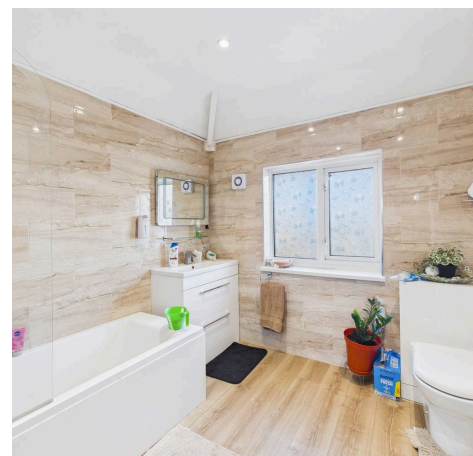
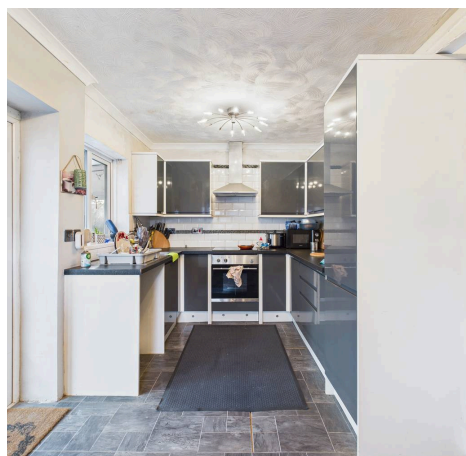
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Two Bedrooms
- End Terraced House
- Lounge
- Kitchen Diner
- Upstairs Refitted Bathroom
- Gas Radiator Central Heating
- UPVC Double Glazing
- Off Road Parking for Two Cars
- Rear Garden
- Energy Rating C69



**Entrance Hall**

**Lounge**

13' 10" x 13' 3" (4.22m x 4.04m)

**Kitchen Diner**

16' 4" x 8' 5" (4.98m x 2.56m)

**Sun Room**

21' 4" x 8' 9" (6.50m x 2.66m)

**First Floor Landing**

**Bedroom One**

11' 1" x 11' 0" (3.37m x 3.35m)

**Bedroom Two**

11' 7" x 8' 0" (3.52m x 2.44m)

**Family Bathroom**

8' 5" x 8' 1" (2.56m x 2.46m)

**Additional Information**

Gas - Mains;

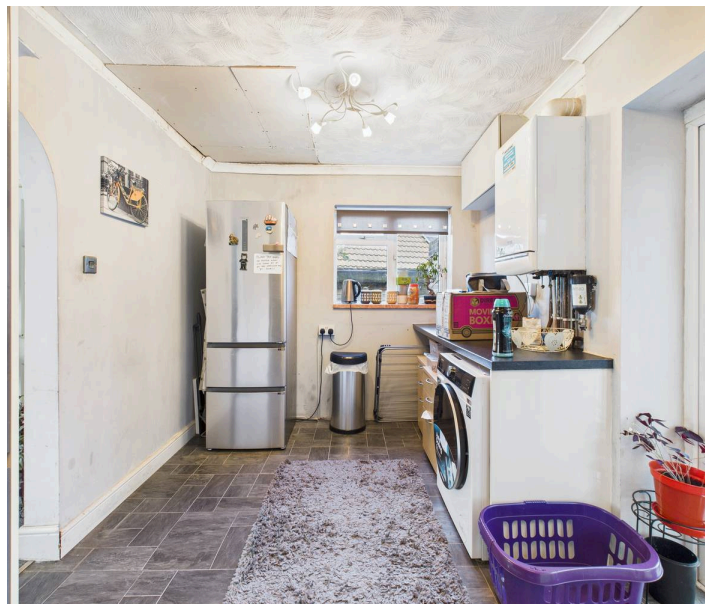
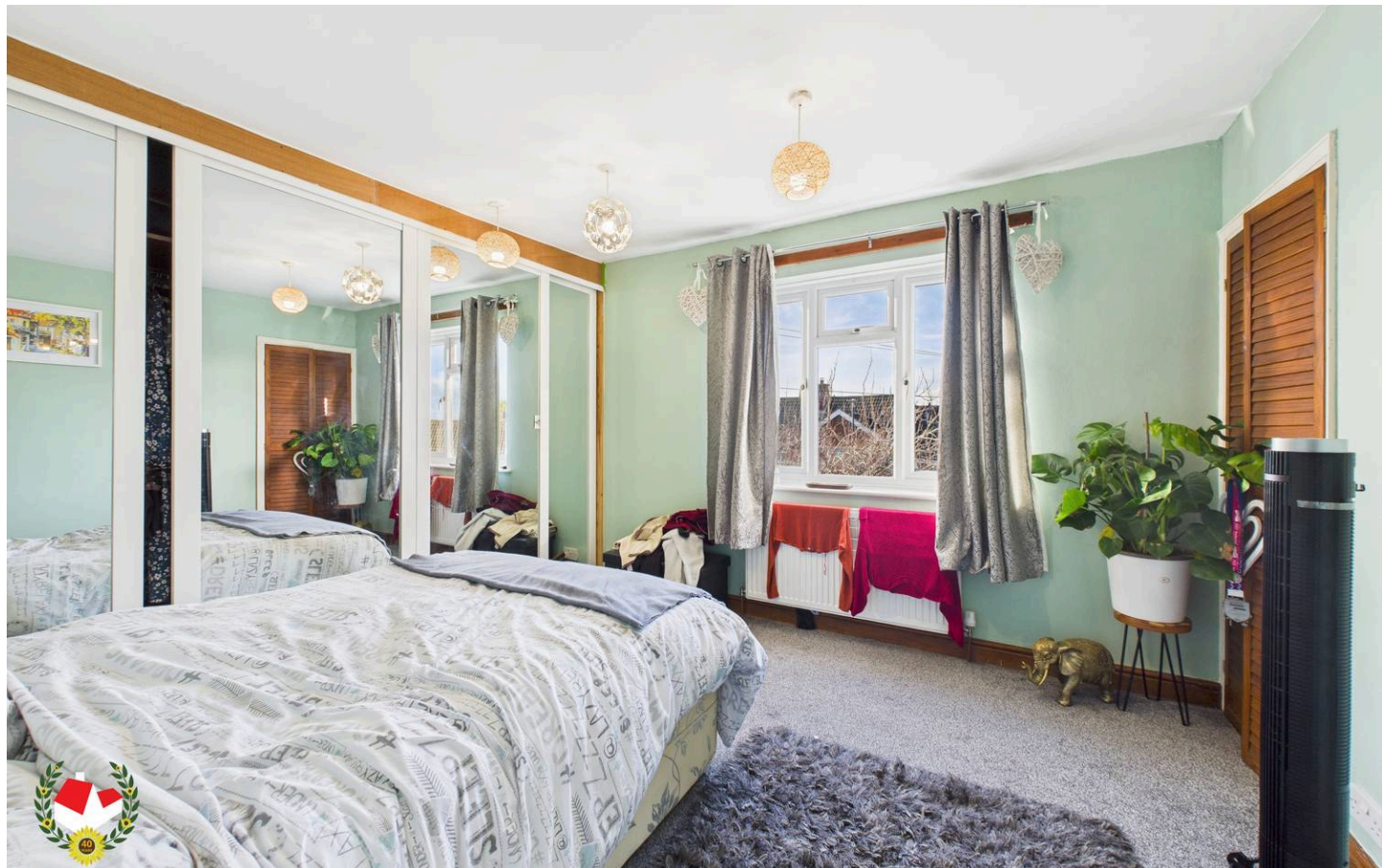
Electric - Mains;

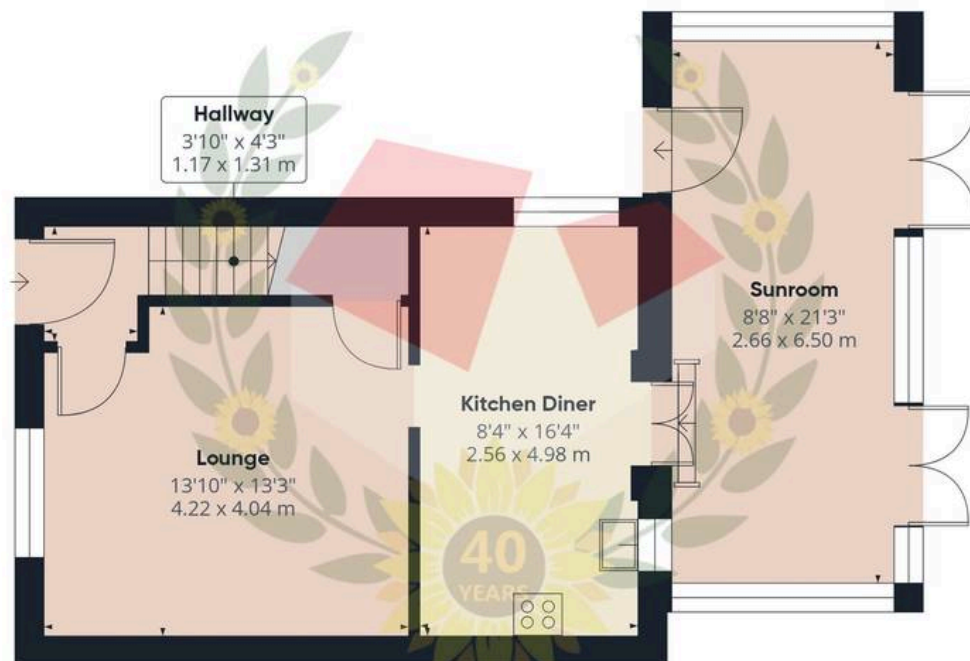
Water - Mains;

Sewerage - Mains

**Agents Note:**

Seller has informed that Sun Room is a temporary structure with no footings, so as such has not been taken account into the valuation of the property





Ground Floor



Floor 1

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

906 ft<sup>2</sup>

84.1 m<sup>2</sup>

(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



## Michael Tuck Tewkesbury

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