



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**4 Slaney Street, Gloucester**

Gloucester

Guide Price **£245,000**

# 4 Slaney Street

Gloucester, Gloucester

Two Double Bedroom Semi-Detached Home With Gated Driveway Located In Slaney Street, Gloucester.

The accommodation comprises of; Entrance, living room, family room, dining room & kitchen.

Upstairs we have; Two DOUBLE bedrooms, office/study room & bathroom.

Further benefits include; Upvc double glazing, gas central heating, off road parking via the gated driveway & a large enclosed private rear garden.

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

Call us today to arrange your viewing on 01452 543200.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Upvc Double Glazing
- Two Reception Rooms
- Off Road Parking
- Two DOUBLE Bedrooms & Additional Study Room
- Enclosed Private Rear Garden
- Good Sized Rooms Throughout
- Gated Driveway
- Gas Central Heating
- Ideal First Buy
- Energy Rating TBC



**Entrance****Living Room**

13' 0" x 11' 10" (3.96m x 3.60m)

**Family Room**

13' 0" x 10' 10" (3.97m x 3.29m)

**Dining Room**

9' 8" x 8' 10" (2.95m x 2.70m)

**Kitchen**

8' 8" x 7' 5" (2.64m x 2.27m)

**Bedroom One**

13' 0" x 11' 10" (3.96m x 3.61m)

**Bedroom Two**

10' 11" x 10' 0" (3.34m x 3.05m)

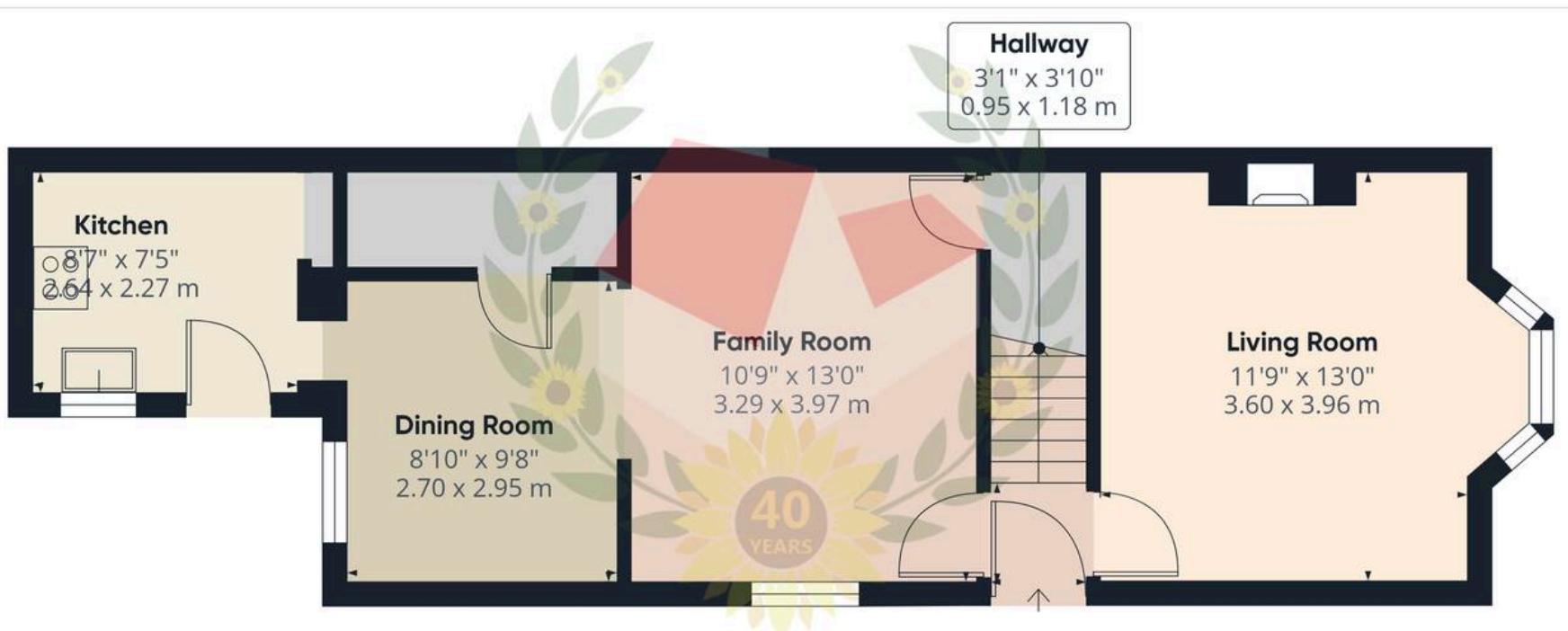
**Room**

8' 9" x 6' 11" (2.67m x 2.11m)

**Bathroom**

8' 9" x 5' 9" (2.66m x 1.76m)

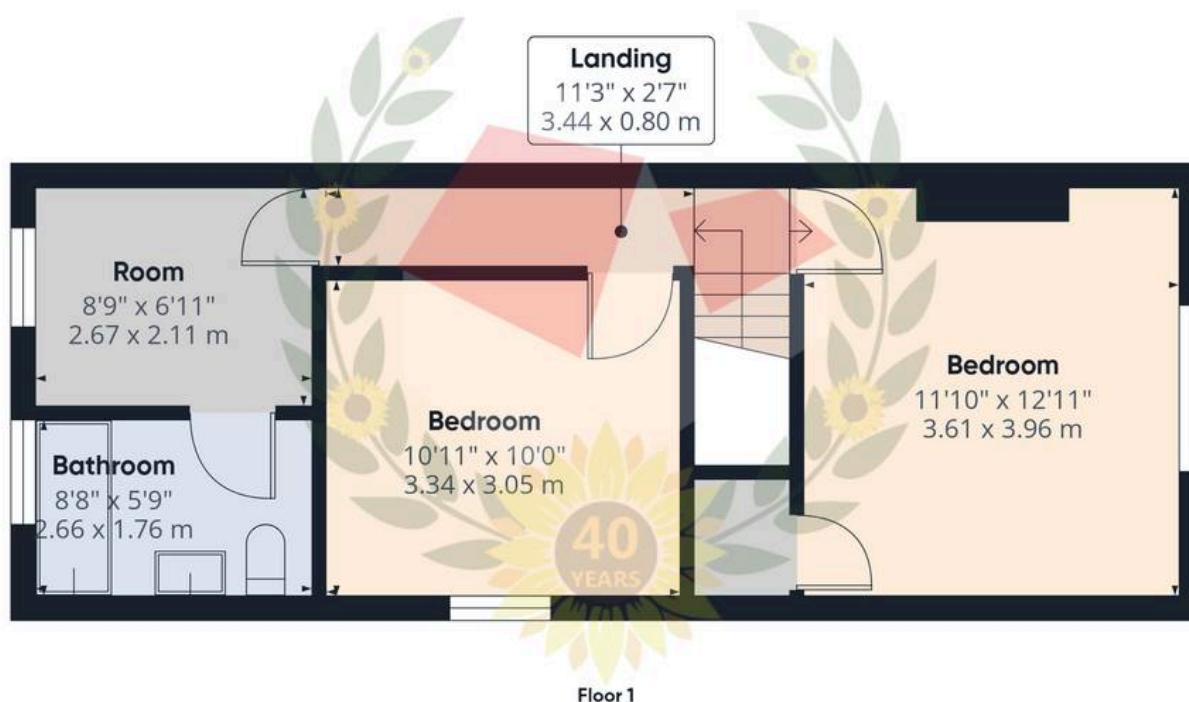




Approximate total area<sup>(1)</sup>

946 ft<sup>2</sup>

87.9 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.

GIRAFFE360



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