



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **61a Reservoir Road, Gloucester – GL4 6RX**

Gloucester

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Gloucester, Gloucester

Well presented throughout Five DOUBLE bedroom DETACHED house with a DOUBLE STOREY EXTENSION.

Situated within close proximity to sought-after grammar schools including CRYPT SCHOOL and RIBSTON HIGH SCHOOL, convenient bus routes, and just a stone's throw from the scenic ROBINSWOOD HILL, this property offers both practicality and lifestyle appeal.

Externally, this home continues to impress with a large private SOUTH-FACING rear garden, perfect for families and entertaining, as well as a DETACHED DOUBLE garage and ample off-road parking.

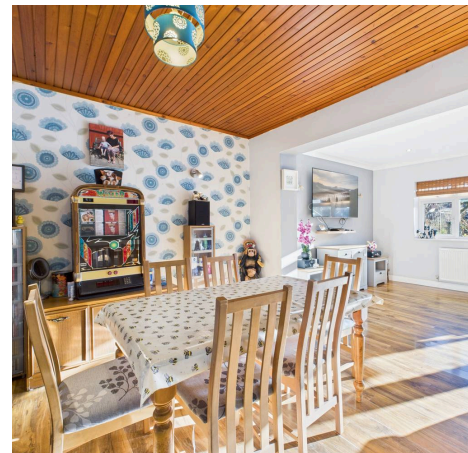
The ground floor welcomes you with a handy porch leading into a bright hallway, a spacious lounge, a stylish and sociable kitchen/diner, and an additional reception room.

Upstairs, the property boasts five well-proportioned DOUBLE bedrooms, with one bedroom benefitting from its own ENSUITE bathroom, along with a family bathroom.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1800pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: TBD

Tenure: Freehold



Porch

Hallway

Lounge

Kitchen/Dining Room

24' 7" x 12' 1" (7.49m x 3.68m)

Reception Room

24' 5" x 10' 10" (7.44m x 3.30m)

Cloakroom

5' 4" x 2' 10" (1.63m x 0.86m)

First Floor Landing

Bedroom 1

11' 9" x 14' 1" (3.58m x 4.29m)

Bedroom 2

10' 5" x 12' 3" (3.18m x 3.73m)

Bedroom 3

9' 1" x 11' 2" (2.77m x 3.40m)

Bedroom 4

10' 1" x 10' 9" (3.07m x 3.28m)

Bedroom 5

10' 8" x 7' 11" (3.25m x 2.41m)

Ensuite

6' 6" x 3' 3" (1.98m x 0.99m)

Bathroom

10' 4" x 8' 9" (3.15m x 2.67m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2110 ft²

196.1 m²

Reduced headroom

36 ft²

3.4 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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2 Mead Road, Abbeymead - GL4 5GL

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



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