



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



 **20 Overbrook Close, Gloucester - GL4 3BQ**

Gloucester

Guide Price **£150,000**

# 20 Overbrook Close

Gloucester, Gloucester

TWO BEDROOM FIRST FLOOR MAISONETTE OFFERED TO THE MARKET WITH NO ONWARD CHAIN, ideally situated in a POPULAR AREA CLOSE TO LOCAL AMENITIES.

The accommodation briefly comprises a SPACIOUS LOUNGE, MODERN FITTED KITCHEN, TWO well-proportioned BEDROOMS and a BATHROOM. The property further benefits from COMMUNAL GARDENS and a SINGLE GARAGE.

This property would make an ideal FIRST-TIME BUY, INVESTMENT OPPORTUNITY or DOWNSIZE, and early viewing is highly recommended to appreciate what is on offer.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £975 pcm.

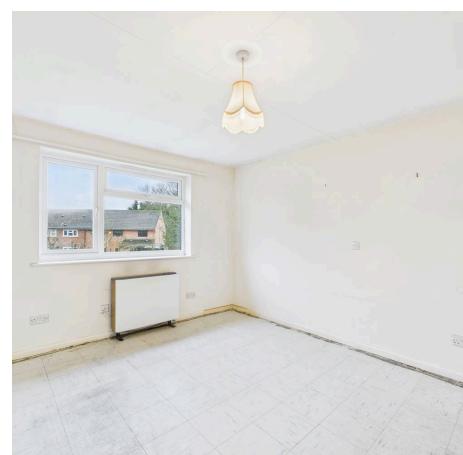
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- NO ONWARD CHAIN
- NEWLY FITTED KITCHEN
- TWO BEDROOMS
- DOUBLE GLAZED WINDOWS
- GREAT FIRST TIME BUY OR INVESTMENT
- GARAGE
- CLOSE TO AMENITIES
- EPC TBC COUNCIL TAX A



## Hallway

## Kitchen

7' 2" x 11' 5" (2.18m x 3.48m)

## Lounge

11' 2" x 14' 9" (3.40m x 4.50m)

## Bedroom 1

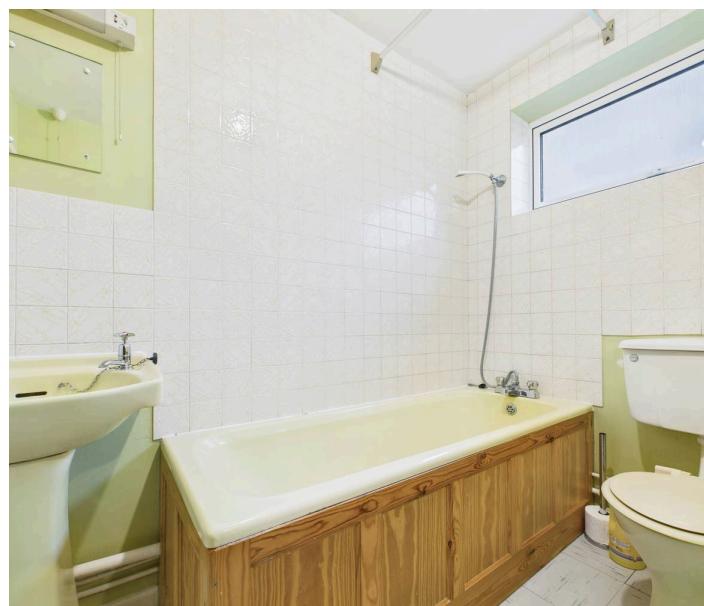
11' 2" x 12' 11" (3.40m x 3.94m)

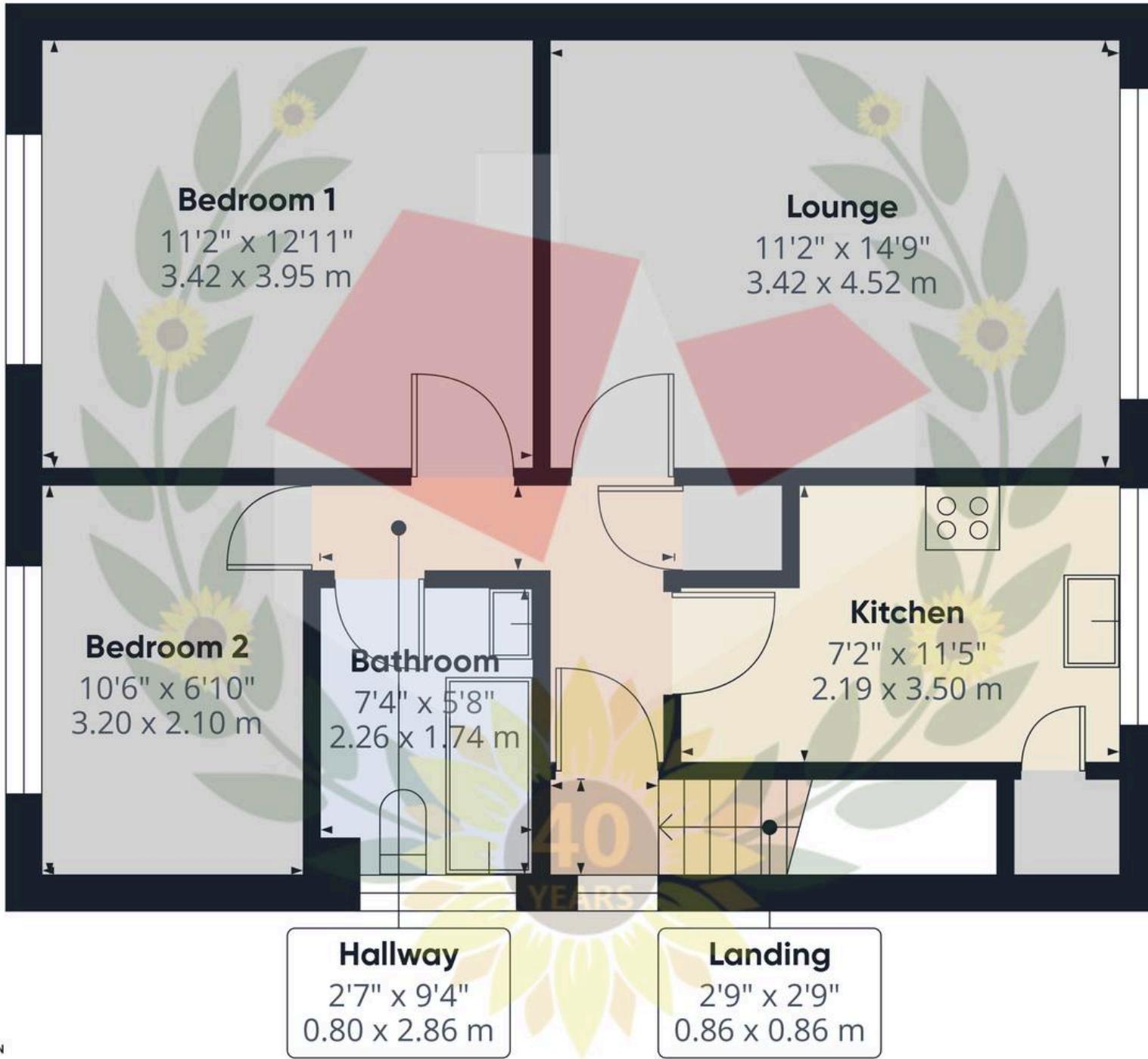
## Bedroom 2

10' 6" x 6' 10" (3.20m x 2.08m)

## Bathroom

7' 4" x 5' 8" (2.24m x 1.73m)





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

568 ft<sup>2</sup>  
52.7 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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