



MICHAEL TUCK
ESTATE & LETTING AGENTS



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★★★★★
FOR SALE

Cecil Road, Gloucester GL1 5HG

Gloucester

Guide Price **£210,000**

53 Cecil Road

Gloucester, Gloucester

Modernised Two DOUBLE Bedroom Terraced House
Located In Cecil Road, Gloucester Ideal For First Time Buyers!

The accommodation on the ground floor comprises of; Entrance hall, living room, dining room, kitchen & shower room.

On the top floor we have; Two good sized DOUBLE bedrooms.

Further benefits include; Gas central heating upvc double glazing, updated kitchen & shower room suites!

Property for sale through Michael Tuck Estate Agents.
Potential rental value of £995pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200!

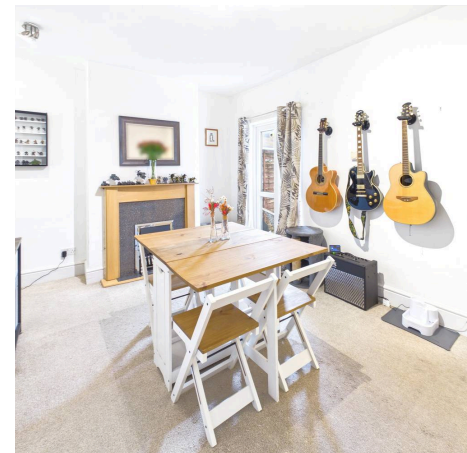
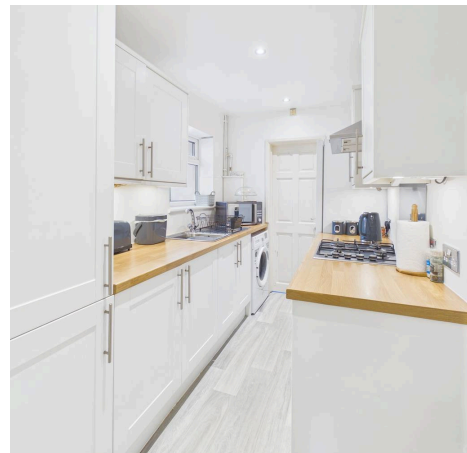
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Two DOUBLE Bedrooms
- Two Reception Rooms
- Ideal First Buy Or Investment
- Updated Shower Room & Kitchen Suite
- Enclosed Rear Garden
- Gas Central Heating
- Energy Rating TBC



Hallway

11' 3" x 2' 10" (3.44m x 0.86m)

Living Room

10' 4" x 9' 8" (3.14m x 2.95m)

Dining Room

13' 8" x 12' 6" (4.16m x 3.81m)

Kitchen

10' 5" x 6' 3" (3.18m x 1.91m)

Bathroom

7' 10" x 5' 9" (2.38m x 1.76m)

Landing

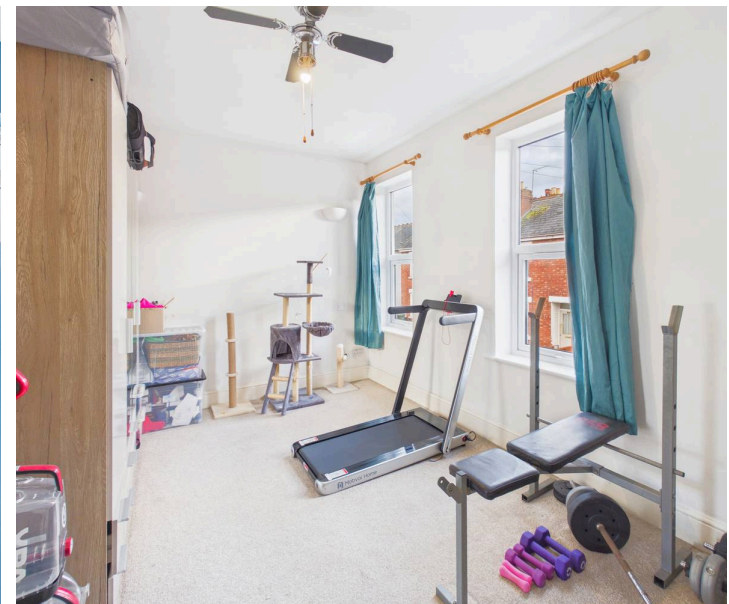
3' 2" x 0' 11" (0.96m x 0.27m)

Bedroom One

13' 8" x 9' 11" (4.16m x 3.01m)

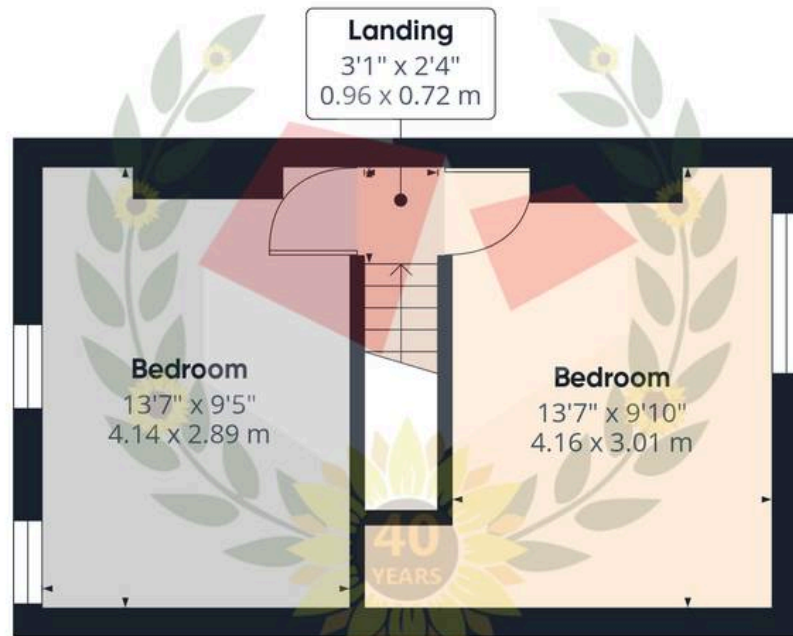
Bedroom Two

13' 7" x 9' 6" (4.14m x 2.89m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾
 671 ft²
 62.2 m²

Reduced headroom
 5 ft²
 0.5 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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