



MICHAEL TUCK
ESTATE & LETTING AGENTS



68 Reservoir Road, Gloucester – GL4 6RU

Gloucester

Guide Price **£225,000**

68 Reservoir Road

Gloucester, Gloucester

Three Bedroom Semi Detached property situated on Reservoir Road, Robinswood.

Situated on a popular road with easy access to local amenities and just a stone's throw from the beautiful Robinswood Hill, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation – perfect for families, first-time buyers, or investors alike.

The property comprises of entrance hall leading to a bright and spacious lounge, ideal for relaxing or entertaining, kitchen a modern family bathroom.

Upstairs, the property boasts three well-proportioned bedrooms, providing comfortable accommodation for growing families or those needing additional home office space.

Externally, the home truly shines with a very generous enclosed rear garden – perfect for children and pets and a raised decking terrace provides an excellent outdoor seating and entertaining area.

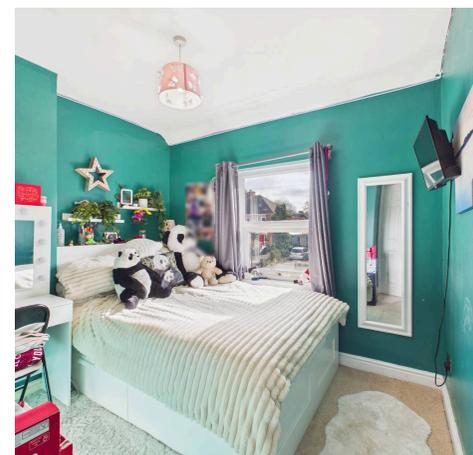
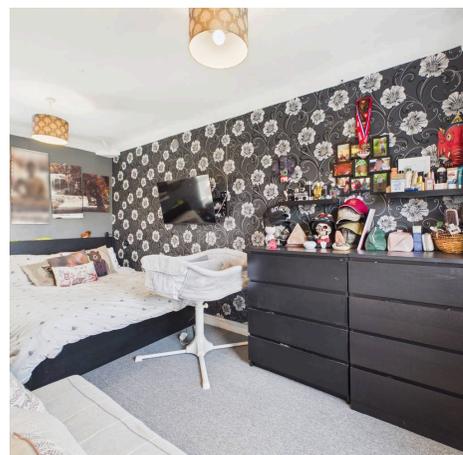
Further benefits include UPVC double glazing throughout and modern gas central heating, ensuring comfort and energy efficiency year-round.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,250 pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



Entrance Hall

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m)

Lounge

15' 10" x 9' 10" (4.83m x 3.00m)

Kitchen

10' 9" x 8' 8" (3.28m x 2.64m)

First Floor Landing

Bedroom 1

16' 0" x 7' 9" (4.88m x 2.36m)

Bedroom 2

10' 0" x 8' 2" (3.05m x 2.49m)

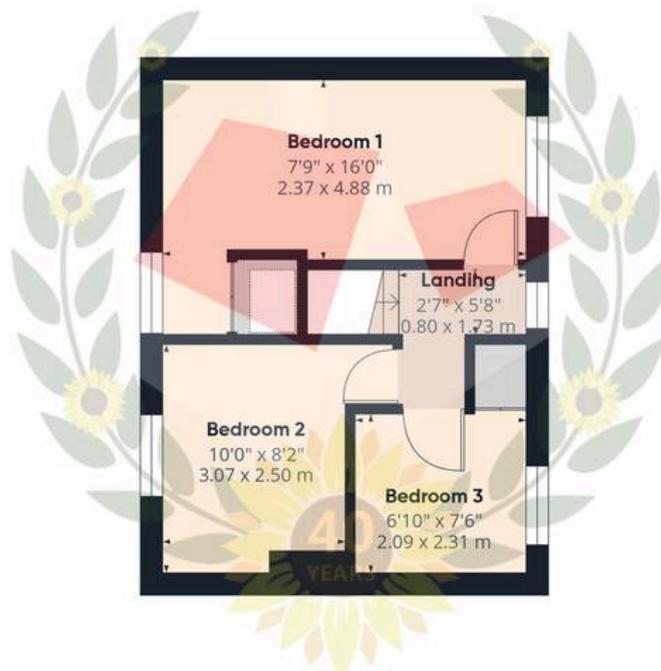
Bedroom 3

7' 6" x 6' 10" (2.29m x 2.08m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

617 ft²

57.4 m²

Balconies and terraces

417 ft²

38.7 m²

(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.



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

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



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