



MICHAEL TUCK
ESTATE & LETTING AGENTS



Flat 3, Wotton Court Barnwood Road, Gloucester – GL4 3JR

Guide Price **£150,000**

Gloucester

Flat 3

Wotton Court Barnwood Road, Gloucester

Two DOUBLE bedroom Ground floor maisonette in BARNWOOD with NO ONWARD CHAIN and GARAGE.

Offered to the market with **no onward chain**, this spacious and well-presented two double bedroom ground floor maisonette is an excellent opportunity for first-time buyers and buy-to-let investors alike.

The property comprises a welcoming entrance hall, a modern fitted shower room, two generous double bedrooms, a bright and spacious lounge/diner ideal for both relaxing and entertaining, and a well-appointed kitchen.

Further benefits include uPVC double glazing, underfloor heating for added comfort, a garage, and off-road parking.

Conveniently located and offering well-proportioned accommodation throughout, this fantastic home is ready to move straight into and must be viewed to be fully appreciated.

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

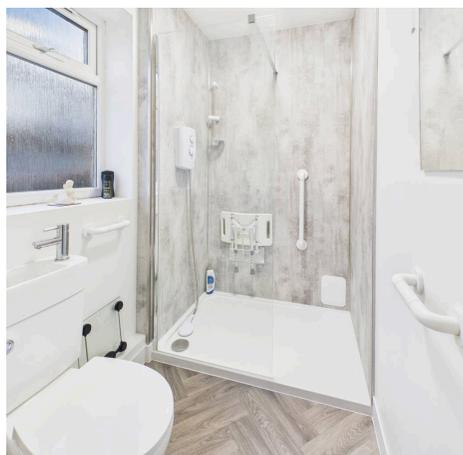
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Onward Chain
- Two Double Bedrooms
- Lounge/Diner
- Communal Gardens



Entrance Hall

Shower Room

9' 6" x 4' 5" (2.90m x 1.35m)

Kitchen

9' 11" x 6' 10" (3.02m x 2.08m)

Lounge/Diner

13' 5" x 11' 0" (4.09m x 3.35m)

Bedroom 1

12' 3" x 10' 10" (3.73m x 3.30m)

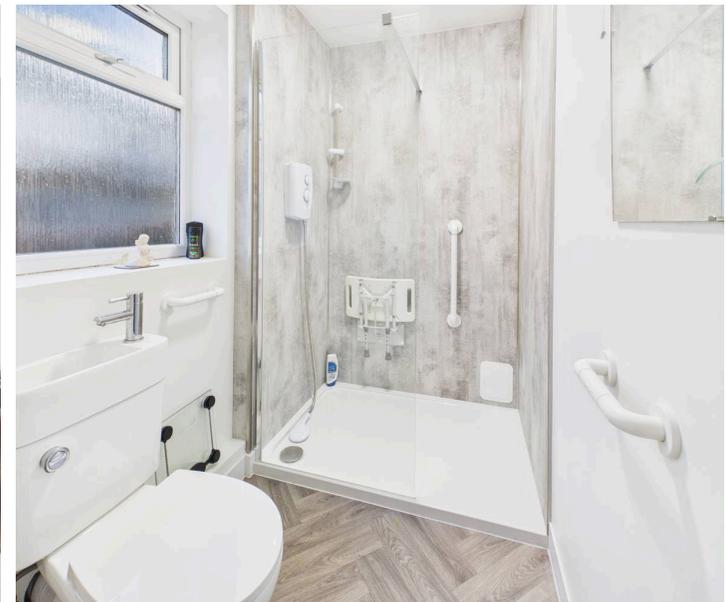
Bedroom 2

11' 9" x 9' 0" (3.58m x 2.74m)

Garage

Tenure

Leasehold Length Of Lease - 99 Years from 7th of December 2018 Charges - Peppercorn £5



Shower Room
 9'6" x 4'5"
 2.90 x 1.36 m

Kitchen
 9'11" x 6'10"
 3.03 x 2.09 m

Lounge/Diner
 13'5" x 11'0"
 4.09 x 3.35 m

Hallway
 6'1" x 5'4"
 1.88 x 1.63 m

Bedroom 2
 9'0" x 11'9"
 2.75 x 3.60 m

Bedroom 1
 12'3" x 10'10"
 3.76 x 3.30 m

40 YEARS



Approximate total area⁽¹⁾
 573 ft²
 53.3 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.

GIRAFFE 360



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