



 **187 Matson Avenue, Matson – GL4 6HP**  
Gloucester

Guide Price **£205,000**

# 187 Matson Avenue

Matson, Gloucester

Two Double Bedroom Terraced Home In Matson, Gloucester With No Onward Chain

Located in Matson, this two double bedroom terraced property presents an excellent opportunity for buyers looking to renovate and put their own stamp on a home. Ideal for first-time buyers, investors, or those seeking a project, the property offers generous living space and great potential throughout.

The accommodation briefly comprises an entrance hall, leading into a spacious lounge/diner, providing ample room for both relaxing and entertaining. To the rear is a kitchen/breakfast room with access to the garden.

Upstairs, the first-floor landing leads to two well-proportioned double bedrooms and a shower room.

The property further benefits from UPVC double glazing and modern gas central heating. Externally, there is a generous enclosed rear garden, offering plenty of space for outdoor enjoyment and potential landscaping.

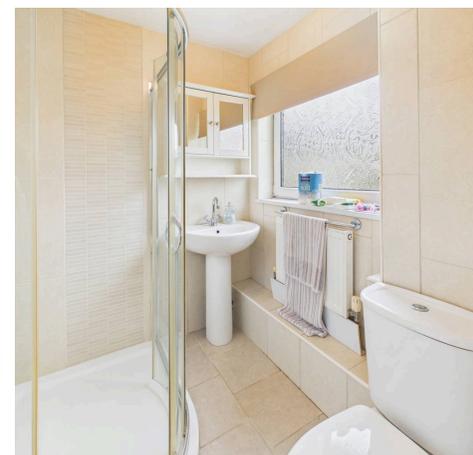
Conveniently situated within easy reach of local amenities, schools and transport links, as well as Gloucester City Centre.

Potential rental value of £1,150pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Freehold

- No Onward Chain



**Entrance Hall**

**Lounge/Diner**

15' 1" x 9' 5" (4.60m x 2.87m)

**Kitchen/Breakfast Room**

18' 3" x 5' 3" (5.56m x 1.60m)

**Landing**

**Bedroom 1**

18' 2" x 9' 0" (5.54m x 2.74m)

**Bedroom 2**

12' 5" x 11' 9" (3.79m x 3.58m)

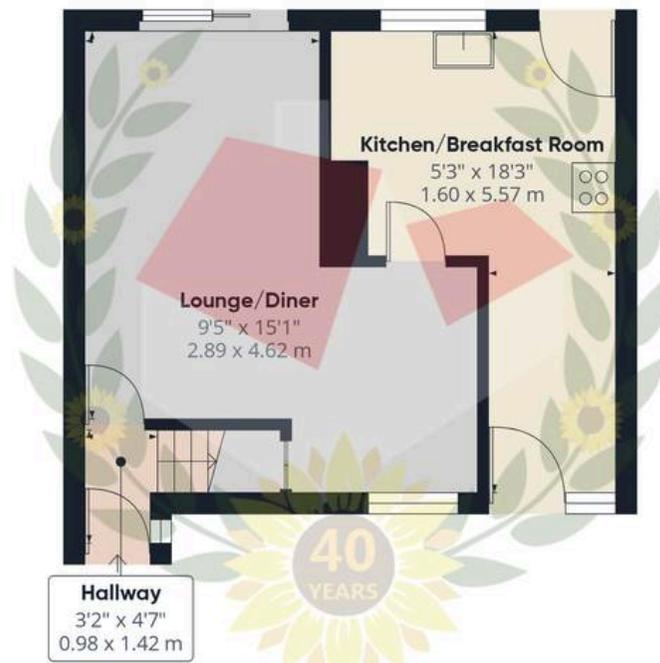
**Shower Room**

6' 4" x 5' 5" (1.93m x 1.65m)

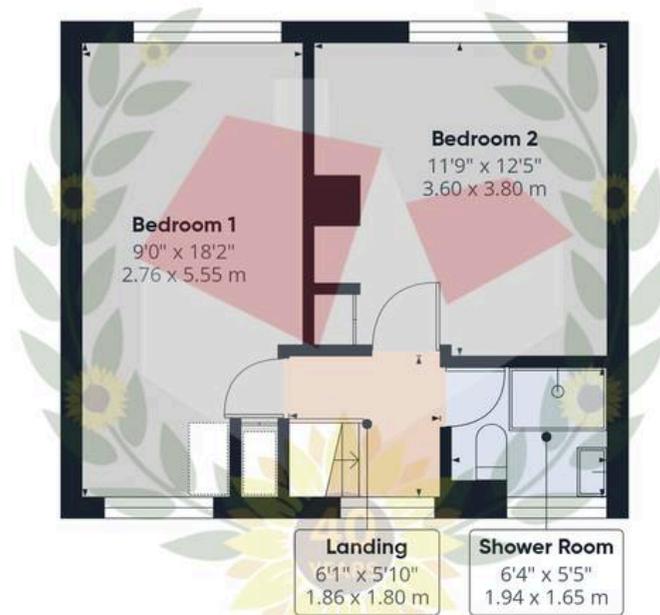
**Additional Information From Seller**

Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to cabinet





Ground Floor



Floor 1



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

738 ft<sup>2</sup>  
68.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(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.

GIRAFFE360



## Michael Tuck Estate & Letting Agents

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