



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **78 Boughton Way, Gloucester – GL4 4PG**
Gloucester

Guide Price **£135,000**

78 Boughton Way

Gloucester, Gloucester

A well-presented TWO-BEDROOM first floor apartment, ideally situated in a QUIET and sought-after location.

This attractive home offers two GENEROUSLY SIZED DOUBLE bedrooms, perfect for professionals, couples, or small families. The property features a SPACIOUS and light-filled lounge/diner, providing an excellent space for both relaxing and entertaining, which flows seamlessly into a WELL-APPOINTED kitchen fitted with AMPLE STORAGE and workspace.

Further benefits include ASSIGNED OFF-ROAD PARKING, ensuring convenience and peace of mind for residents and visitors alike.

The apartment is ideally positioned close to a range of LOCAL AMENITIES, including shops and everyday essentials. Commuters will particularly appreciate the EXCELLENT TRANSPORT LINKS, offering easy access to both Gloucester and Cheltenham.

Potential rental value of £925pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

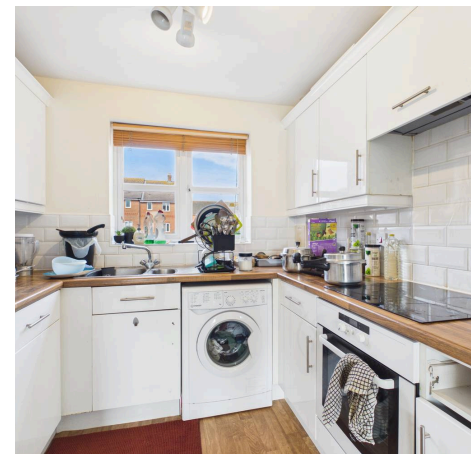
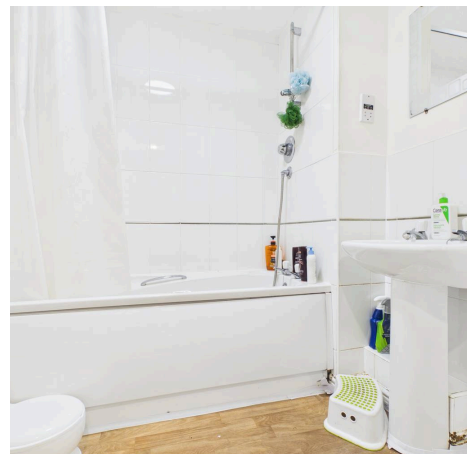
An excellent opportunity to acquire a comfortable and conveniently located home—early viewing is highly recommended.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- NO ONWARD CHAIN
- UPVC DOUBLE GLAZING
- TWO DOUBLE BEDROOMS



Hallway

Bathroom

7' 4" x 5' 9" (2.24m x 1.75m)

Bedroom 1

14' 4" x 8' 10" (4.37m x 2.69m)

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m)

Lounge/Diner

16' 9" x 16' 3" (5.11m x 4.95m)

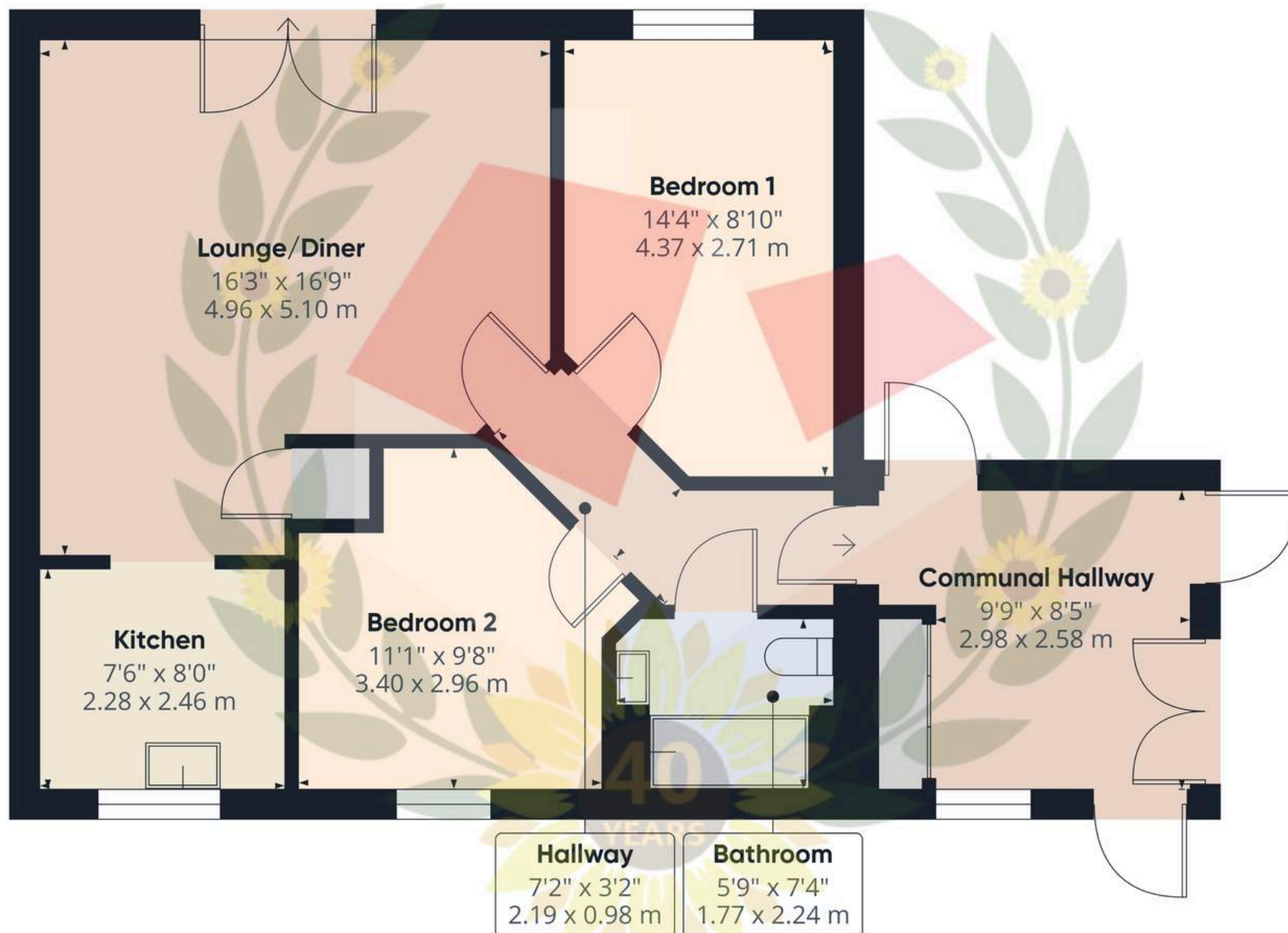
Kitchen

8' 0" x 7' 6" (2.44m x 2.29m)

Additional Information From Vendor

Utilities • Electricity – mains • Water – mains • Sewerage – mains • Broadband – fibre to cabinet Tenure – leasehold • Lease 125 years from 1 January 2007 • Current Ground Rent– £250 per annum • Latest Service Charge– £1,745.59 per annum





Approximate total area⁽¹⁾

706 ft²

65.5 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.

GIRAFFE360



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