



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**77 Clegram Road, Gloucester**

Gloucester

Offers Over **£200,000**

# 77 Clegram Road

Gloucester, Gloucester

We are delighted to bring to the market this Two DOUBLE Bedroom Semi Detached Home offering TWO reception rooms Available with NO ONWARD CHAIN!

Accommodation comprising Entrance Hall, Lounge, Dining Room, Kitchen, Two Double Bedrooms, Study and Upstairs Bathroom!

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and a private enclosed Rear Garden.

Property for sale through Michael Tuck Agents. Approximate potential rental value of £995pcm, please contact Michael Tuck Lettings In Quedgeley for more details!

Call 01452 543200 To View!

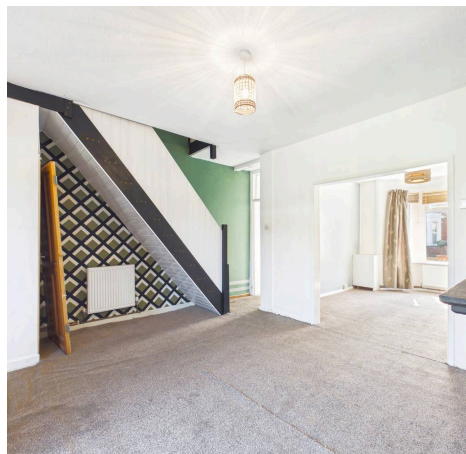
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Two Double Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- Private & Enclosed Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- Energy Rating D



**Hallway**

7' 7" x 2' 11" (2.30m x 0.90m)

**Living Room**

12' 8" x 10' 9" (3.87m x 3.28m)

**Dining Room**

14' 4" x 11' 6" (4.37m x 3.51m)

**Kitchen**

13' 2" x 7' 5" (4.01m x 2.27m)

**Landing**

11' 7" x 2' 6" (3.54m x 0.75m)

**Study**

7' 6" x 6' 3" (2.28m x 1.90m)

**Bathroom**

7' 5" x 6' 7" (2.27m x 2.00m)

**Bedroom One**

14' 7" x 11' 0" (4.44m x 3.35m)

**Bedroom Two**

11' 7" x 9' 1" (3.53m x 2.76m)





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

807 ft<sup>2</sup>  
 75 m<sup>2</sup>

**Reduced headroom**

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

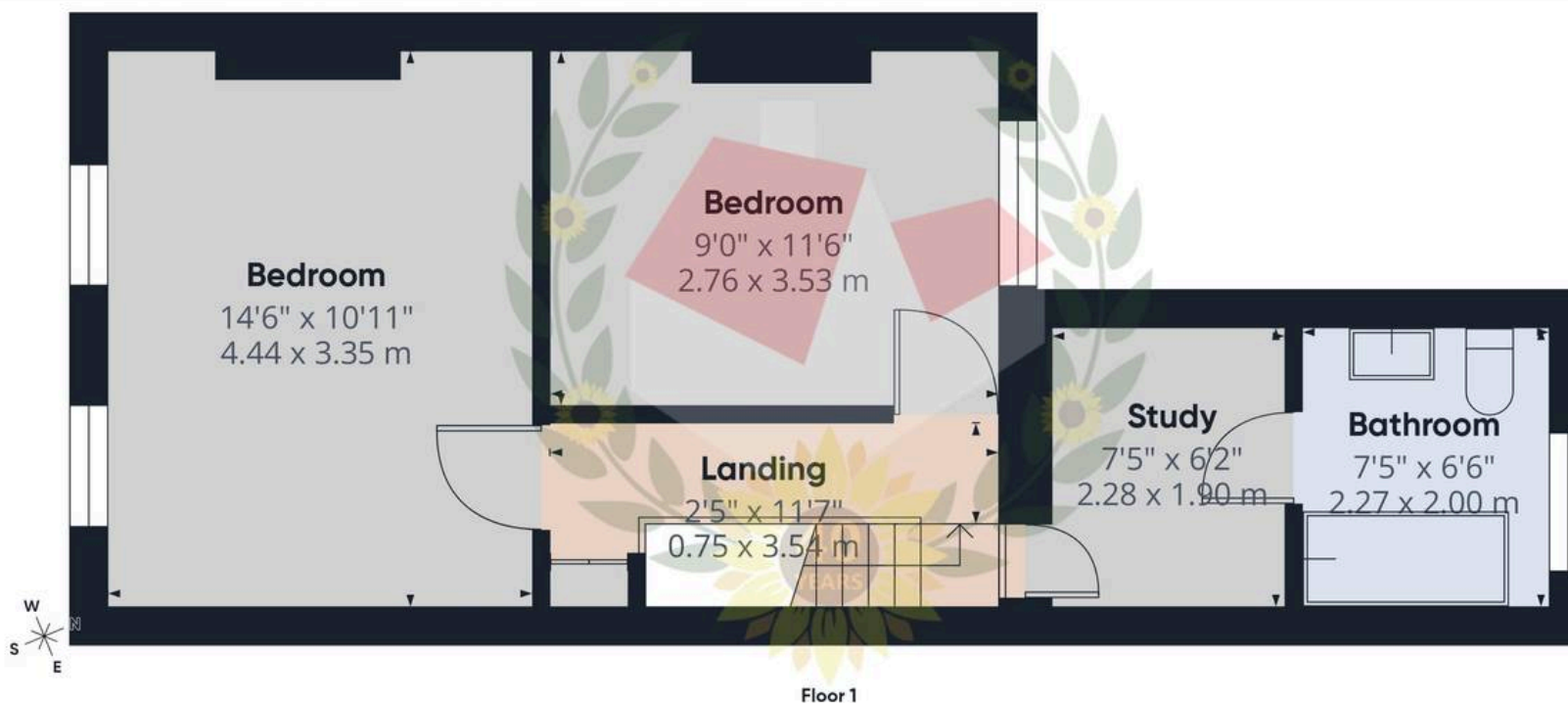
(1) Excluding balconies and terraces

**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 Quedgeley

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