



 **6 Chatcombe Road, Matson – GL4 6AA**

Gloucester

Guide Price **£200,000**

6 Chatcombe Road

Matson, Gloucester

SPACIOUS Two-Bedroom Home with EXEPTIONAL Potential in a QUIET Matson Location. This WONDERFUL property is overlooking the neighbouring Abbeydale area, has SPACIOUS TWO-BEDROOMS, and presents an EXCELLENT opportunity for buyers looking to create a wonderful family home. Offering GENEROUS ACOMMODATION throughout, plenty of NATURAL LIGHT, and significant scope for modernisation and future extension (subject to the necessary consents), this property is brimming with potential.

The ground floor comprises a LARGE and WELCOMING living room, which leads through to a separate dining room, creating an ideal layout for both everyday family life and entertaining. A separate kitchen completes the downstairs accommodation and offers exciting possibilities for reconfiguration or enhancement.

Upstairs, the property benefits from TWO SUBSTANTIAL DOUBLE BEDROOMS, both enjoying excellent proportions and large windows that flood the rooms with natural light. A WELL-SIZED FAMILY BATHROOM serves the first floor.

Potential rental value of £995pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain



Hallway

Lounge

14' 11" x 9' 4" (4.55m x 2.85m)

Dining Room

8' 10" x 5' 10" (2.69m x 1.78m)

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Landing

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Bedroom 1

18' 1" x 8' 11" (5.51m x 2.72m)

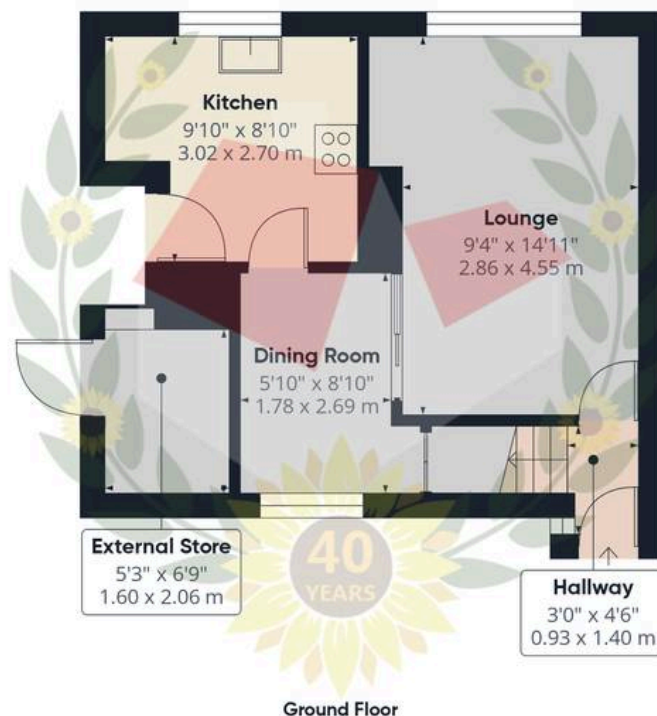
Bedroom 2

12' 4" x 10' 0" (3.76m x 3.05m)

External Storage

6' 9" x 5' 3" (2.06m x 1.60m)

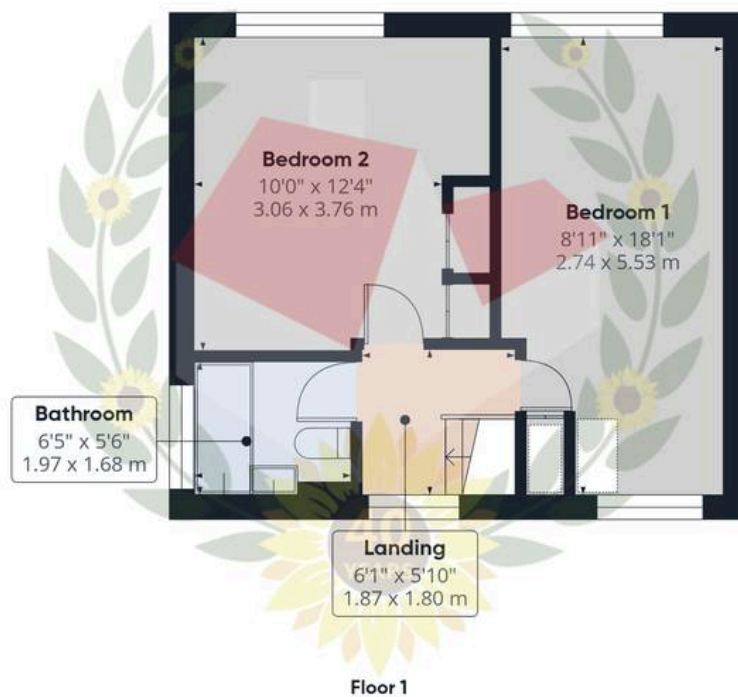




Approximate total area⁽¹⁾

708 ft²

65.7 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.

GIRAFFE360





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