



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**4 Coney Hill Road, Gloucester – GL4 4LS**

Gloucester

Guide Price £205,000

# 4 Coney Hill Road

Gloucester, Gloucester

Two Double Bedroom Terraced Home in Coney Hill With No Onward Chain

Situated in the area of Coney Hill, this well-presented two double bedroom terraced property is offered to the market with **no onward chain**, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The accommodation briefly comprises an entrance hall leading to a spacious lounge, separate dining room, modern fitted kitchen, useful utility room, and a downstairs cloakroom. To the first floor, there are two generously sized double bedrooms and a spacious contemporary shower room.

Further benefits include UPVC double glazing, modern gas central heating, an enclosed rear garden, and convenient access to a range of local amenities, schools, and transport links.

Early viewing is highly recommended.

Approximate rental value of £1,100pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

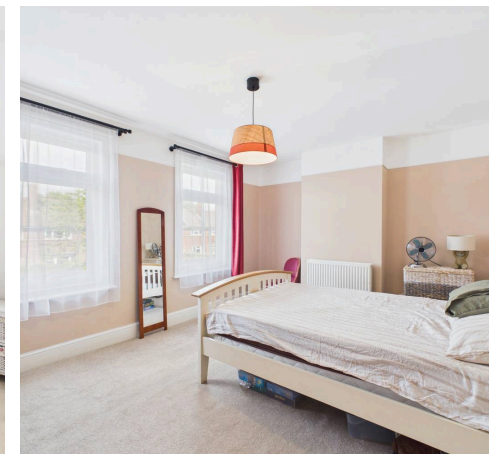
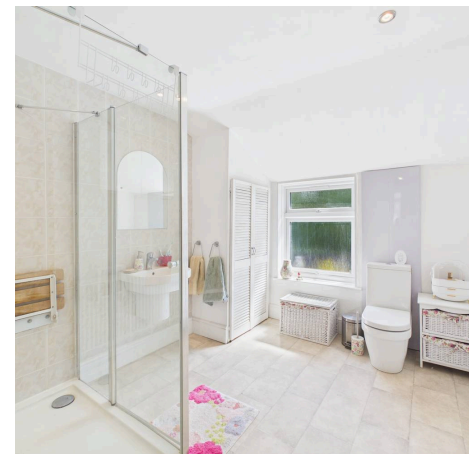
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Well Presented Throughout
- Two Double Bedrooms
- Enclosed Rear Garden
- Modern Fitted Kitchen



**Entrance Hall**

**Lounge**

12' 10" x 10' 4" (3.91m x 3.15m)

**Dining Room**

12' 0" x 11' 0" (3.66m x 3.35m)

**Kitchen**

9' 0" x 8' 11" (2.74m x 2.72m)

**Inner Hall**

**Cloakroom**

**Utility Room**

8' 8" x 5' 2" (2.64m x 1.58m)

**Landing**

**Bedroom 1**

13' 11" x 10' 9" (4.24m x 3.28m)

**Bedroom 2**

11' 11" x 8' 7" (3.63m x 2.62m)

**Bathroom**

9' 5" x 8' 3" (2.87m x 2.52m)





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

818.7 ft<sup>2</sup>

76.06 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • [estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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