



 17 Hartington Road, Gloucester

Gloucester

Offers Over £260,000

# 17 Hartington Road

Gloucester

IMMACULATE & EXTENDED Three Bedroom Victorian Home With GARAGE & PARKING Located In Linden!

This accommodation comprises of; Hallway, lounge, dining room, kitchen, wc, bathroom & three good sized bedrooms.

Added incentives include; Gas central heating, upvc double glazing, large enclosed rear garden & garage with power & lighting.

This accommodation is well located for access to local schools, shops and amenities, and just a short distance from Gloucester city centre and the M5!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1300pcm, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

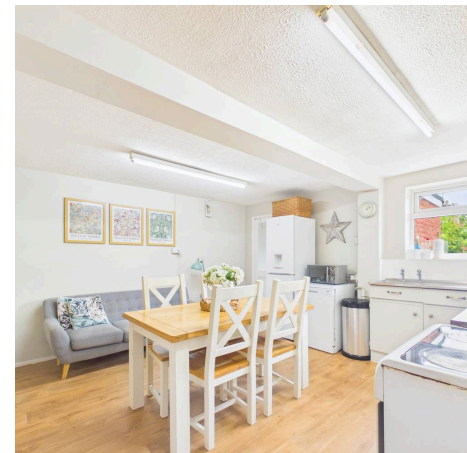
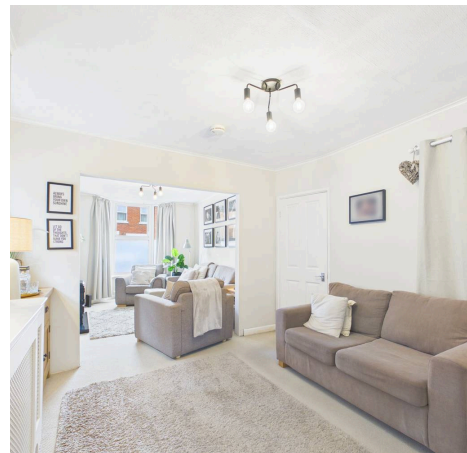
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Reception Rooms
- Garage & Parking
- Gas Central Heating
- Extended
- Enclosed Rear Garden
- Upvc Double Glazing
- Downstairs Bathroom
- Energy Rating D



**Hallway**

12' 1" x 2' 11" (3.69m x 0.88m)

**Living Room**

10' 10" x 10' 4" (3.30m x 3.16m)

**Dining Room**

11' 7" x 11' 2" (3.54m x 3.40m)

**Kitchen**

13' 8" x 13' 3" (4.17m x 4.03m)

**Wc**

4' 2" x 2' 8" (1.26m x 0.82m)

**Bathroom**

7' 2" x 5' 0" (2.19m x 1.53m)

**Landing**

11' 7" x 4' 9" (3.52m x 1.44m)

**Bedroom**

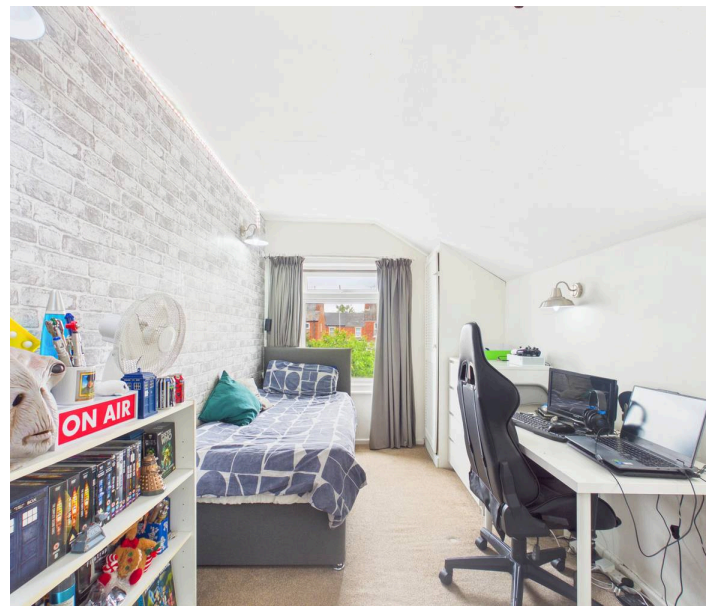
13' 8" x 10' 9" (4.17m x 3.28m)

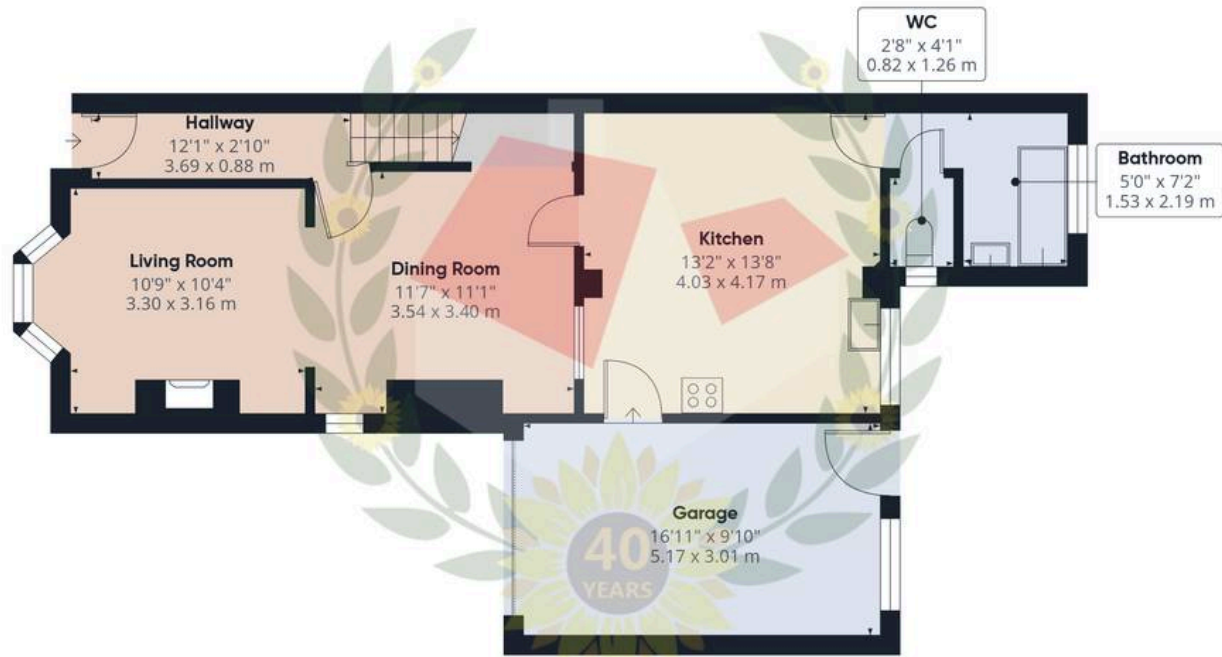
**Bedroom**

11' 8" x 8' 6" (3.55m x 2.60m)

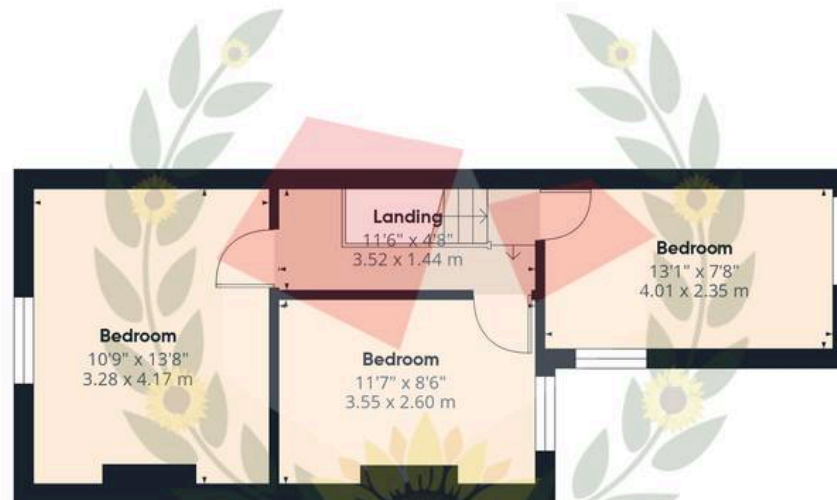
**Bedroom**

13' 2" x 7' 9" (4.01m x 2.35m)





Ground Floor



Floor 1



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

1084 ft<sup>2</sup>

100.7 m<sup>2</sup>

(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



## Michael Tuck Quedgeley

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