



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **7 Munsley Grove, Matson – GL4 6LN**
Gloucester

Guide Price **£225,000**

7 Munsley Grove

Matson, Gloucester

Three Bedroom Terraced Property In Matson With NO ONWARD CHAIN

Located in the popular area of Matson, this well-presented three bedroom terraced property offers spacious accommodation ideal for families, first-time buyers or investors alike.

The accommodation comprises an entrance hall, spacious lounge and a fitted kitchen/breakfast room. To the first floor there are two double bedrooms, one single bedroom, separate WC and a modern shower room.

Further benefits include UPVC double glazing, modern gas central heating, solar panel energy, an enclosed rear garden, garage and off-road parking.

Early viewing is highly recommended.

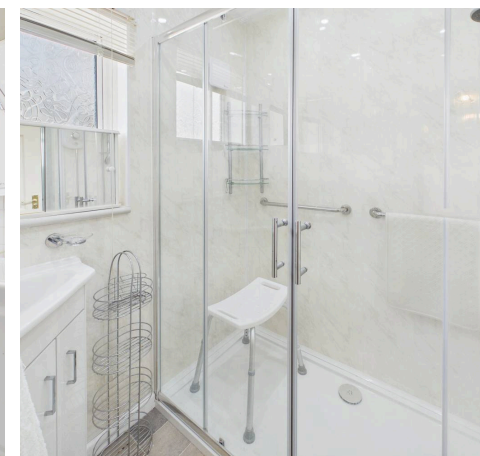
Potential rental value of £1,250pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Hallway

Lounge

12' 6" x 18' 2" (3.81m x 5.54m)

Kitchen

11' 5" x 14' 6" (3.48m x 4.42m)

Landing

Bedroom 1

9' 9" x 12' 4" (2.97m x 3.76m)

Bedroom 2

11' 1" x 10' 0" (3.38m x 3.05m)

Bedroom 3

8' 3" x 7' 11" (2.52m x 2.41m)

Toilet

4' 5" x 2' 6" (1.35m x 0.76m)

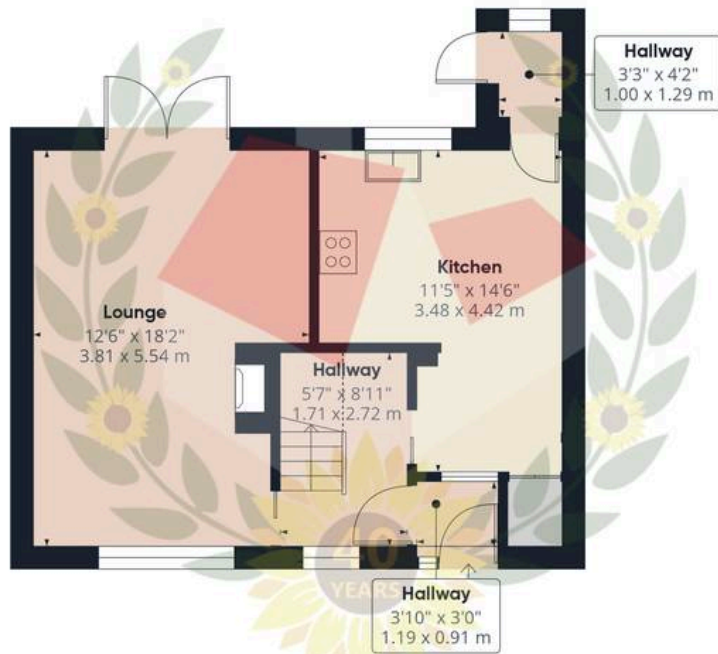
Bathroom

5' 0" x 5' 4" (1.52m x 1.63m)

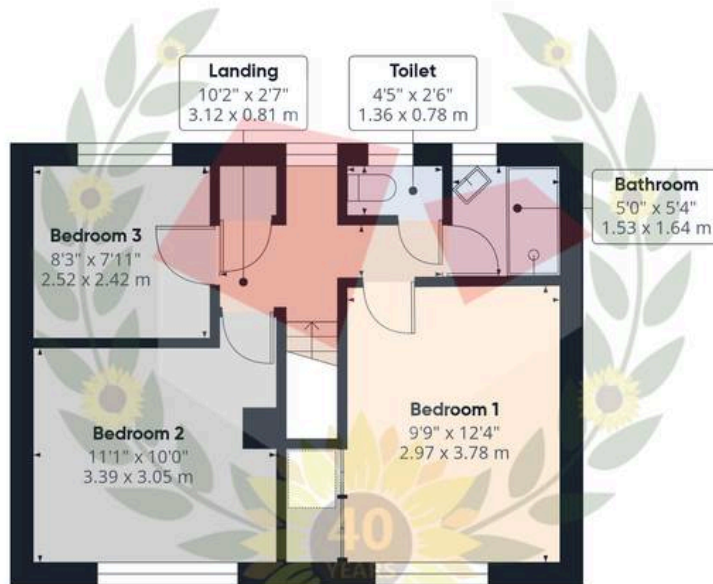
Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet





Ground Floor



Floor 1



Approximate total area⁽¹⁾

843 ft²

78.2 m²

Reduced headroom

11 ft²

1.1 m²

(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



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