



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **19 New Orchard Avenue, Matson – GL4 6ET**
Gloucester

Guide Price **£300,000**

19 New Orchard Avenue

Matson, Gloucester

This IMMACULATE THREE BEDROOM SEMI-DETACHED HOME is beautifully presented throughout and offers modern, move-in ready accommodation perfect for families and first-time buyers alike.

The ground floor comprises a welcoming HALLWAY, a bright and spacious LOUNGE, and a stylish KITCHEN DINER ideal for both everyday living and entertaining. A convenient CLOAKROOM completes the downstairs layout.

Upstairs, the property offers THREE BEDROOMS, including TWO GENEROUS DOUBLES and a well-proportioned SINGLE. The MASTER BEDROOM benefits from its own EN-SUITE, alongside a contemporary FAMILY BATHROOM serving the remaining bedrooms.

Externally, the home features TWO OFF-ROAD PARKING SPACES and a well-maintained ENCLOSED REAR GARDEN, perfect for relaxing or entertaining. The property also benefits from REMAINING NHBC WARRANTY for added peace of mind.

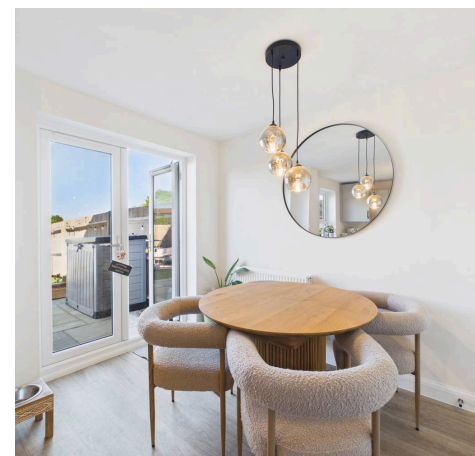
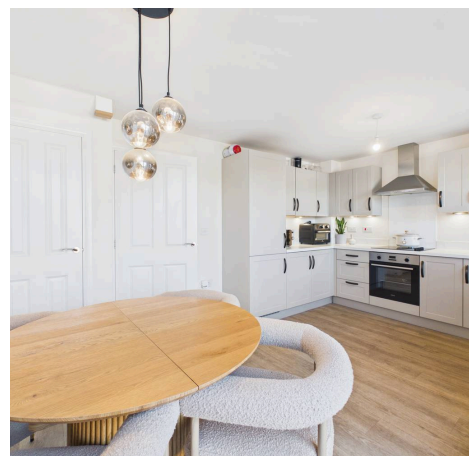
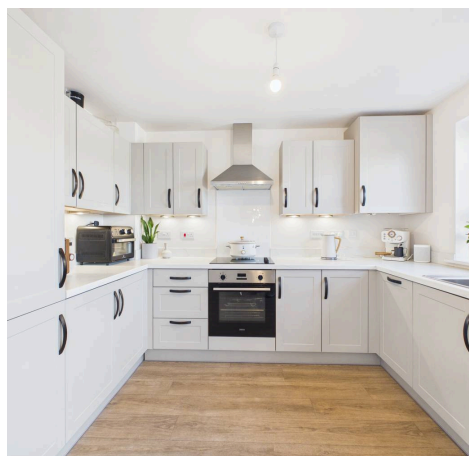
Approximate rental value of £1,395pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Hallway

Lounge

11' 9" x 16' 0" (3.58m x 4.88m)

Kitchen/Diner

14' 10" x 10' 5" (4.52m x 3.18m)

Cloakroom

2' 11" x 5' 2" (0.89m x 1.58m)

Landing

Bedroom 1

8' 5" x 11' 8" (2.57m x 3.56m)

Ensuite

8' 4" x 4' 5" (2.54m x 1.35m)

Bedroom 2

8' 5" x 10' 3" (2.57m x 3.12m)

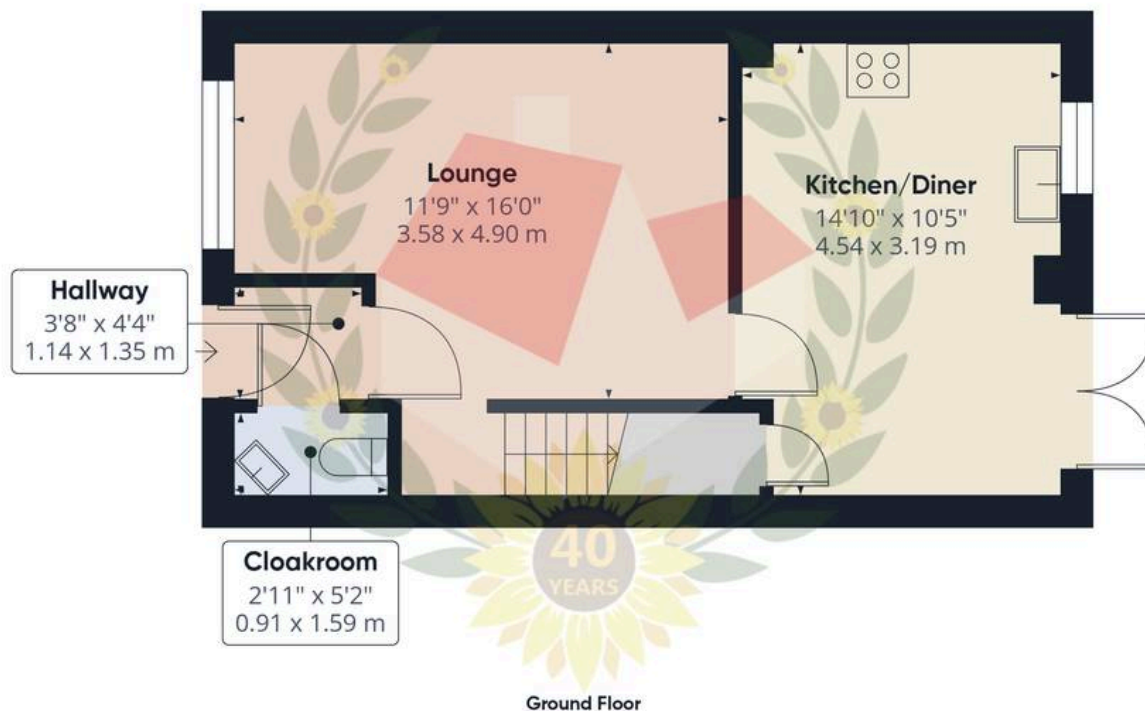
Bedroom 3

6' 2" x 8' 8" (1.88m x 2.64m)

Bathroom

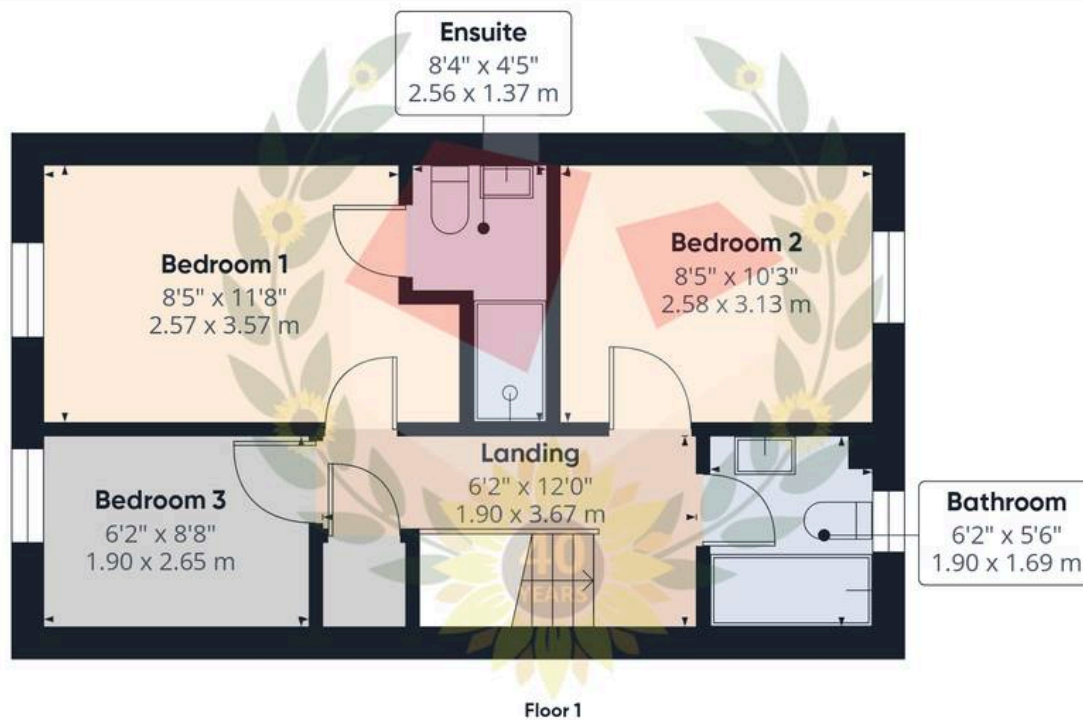
6' 2" x 5' 6" (1.88m x 1.68m)





Approximate total area⁽¹⁾

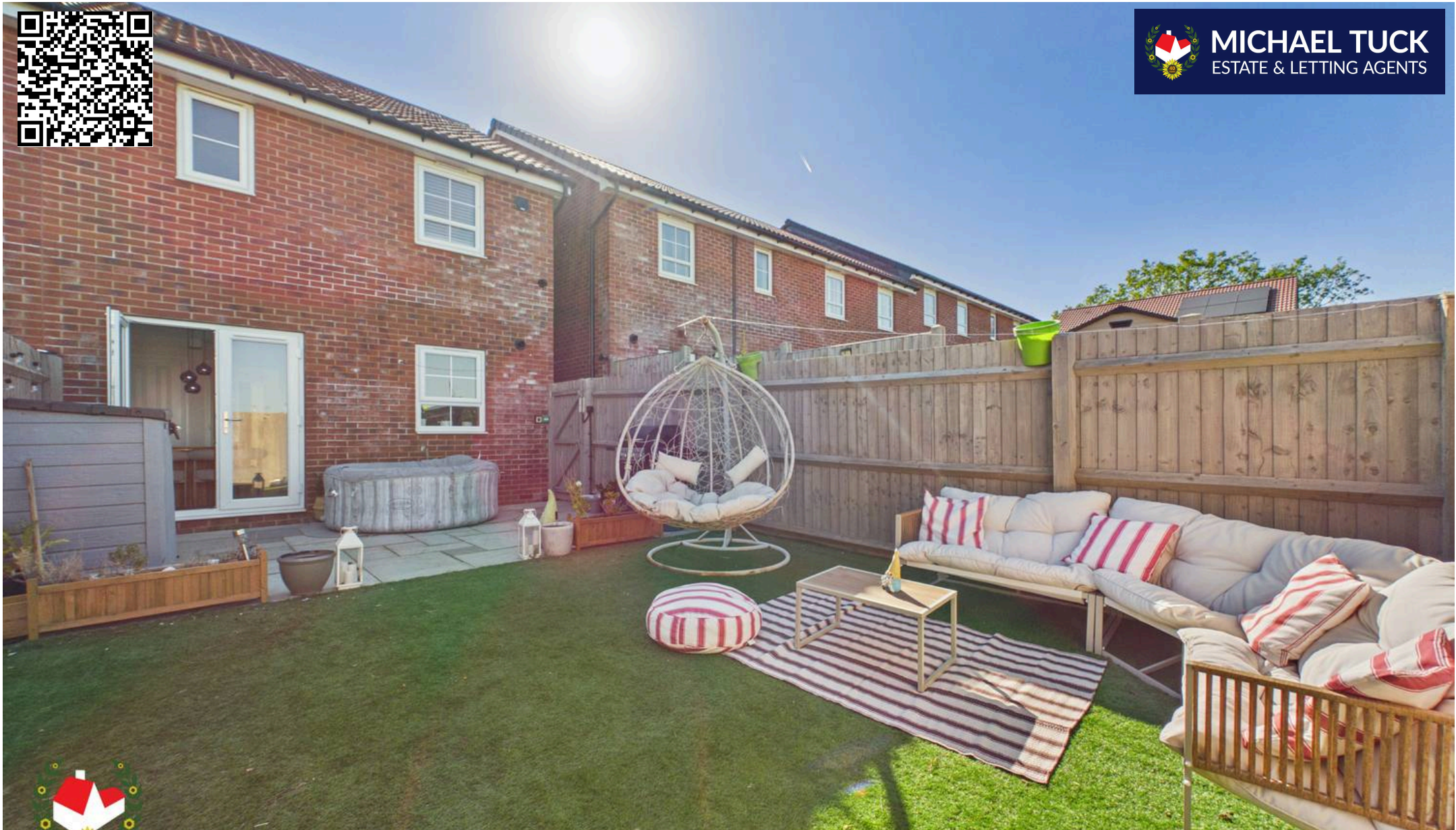
766 ft²
 71.2 m²



(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



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.