



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**80 Robinswood Gardens, Gloucester – GL4 6TB**

Gloucester

Guide Price **£255,000**

# 80 Robinswood Gardens

Gloucester, Gloucester

Spacious Three Bedroom Terraced Home in Robinswood

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

In brief, the property comprises an entrance hall, comfortable lounge, separate dining room, kitchen, first floor landing, two generous double bedrooms, a further single bedroom, and a family bathroom.

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

Perfectly positioned for those who enjoy the outdoors, the property provides easy access to scenic walks across Robinswood Hill Country Park, while also being conveniently close to a range of local amenities, schools, and transport links.

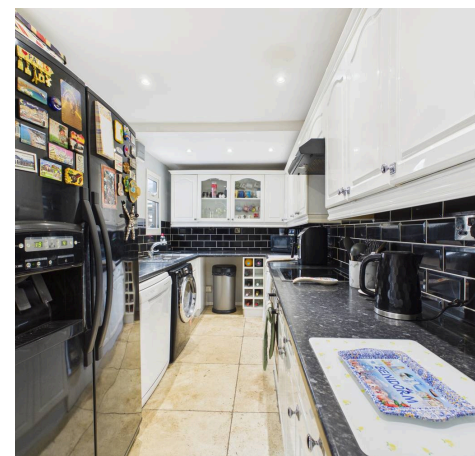
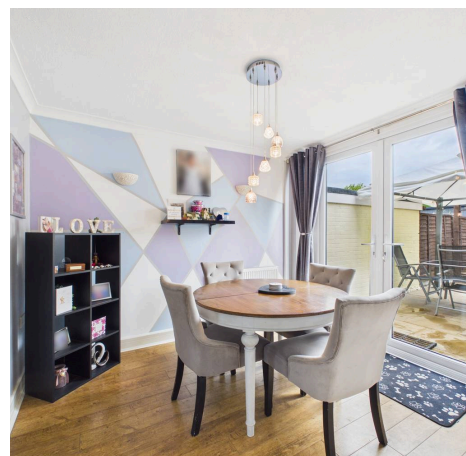
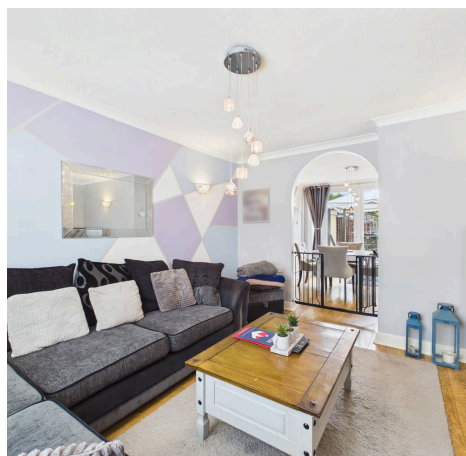
Potential rental value of £1,350 pcm in current condition. Please contact Michael Tuck Lettings in Abbeymead for more details

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**Entrance Hall**

**Lounge**

13' 8" x 13' 6" (4.17m x 4.12m)

**Dining Room**

9' 11" x 9' 8" (3.02m x 2.95m)

**Kitchen**

14' 9" x 7' 2" (4.50m x 2.18m)

**First Floor Landing**

**Bedroom 1**

13' 2" x 9' 2" (4.01m x 2.79m)

**Bedroom 2**

10' 11" x 10' 6" (3.33m x 3.20m)

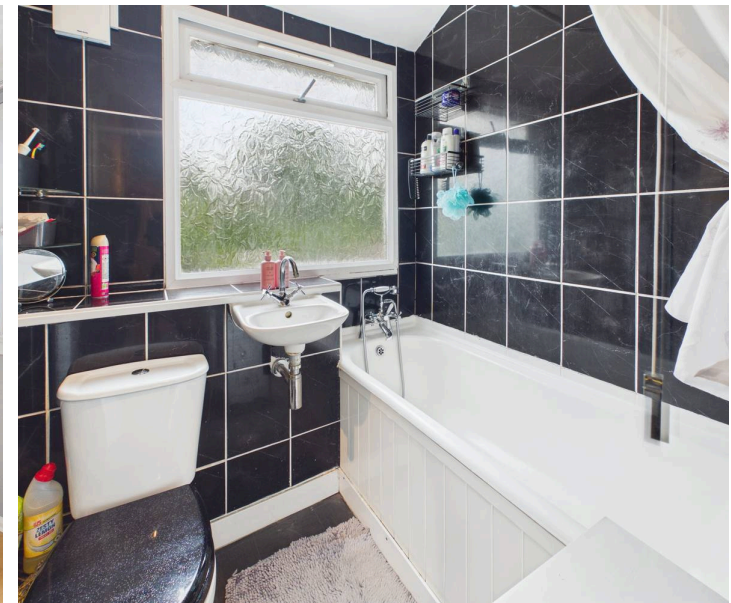
**Bedroom 3**

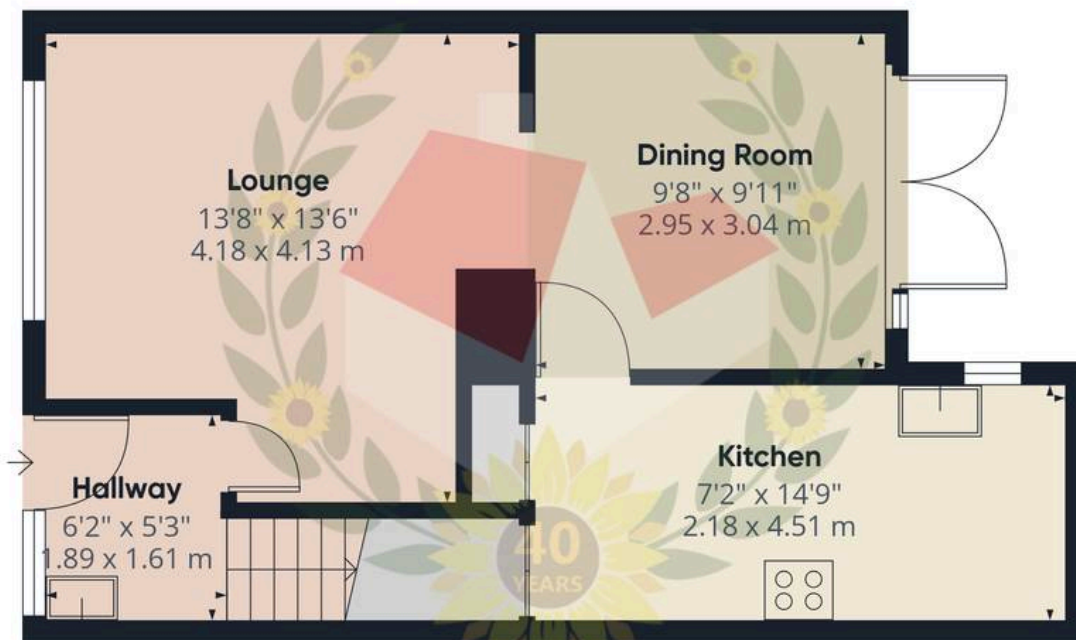
8' 11" x 7' 9" (2.72m x 2.36m)

**Bathroom**

6' 0" x 5' 7" (1.83m x 1.70m)

**Additional Information From Seller**





Ground Floor

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

793 ft<sup>2</sup>

73.8 m<sup>2</sup>



Floor 1



(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.



## 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/)



**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.