



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**66 Rosebery Avenue, Gloucester**

Gloucester

Guide Price **£210,000**

# 66 Rosebery Avenue

Gloucester

NO ONWARD CHAIN End-Terrace Two DOUBLE Bedroom Home Located In the Quiet Rosebery Avenue, Linden!

The accommodation on the ground floor comprises; Entrance hall, lounge/diner & kitchen.

Upstairs offers; Two double bedrooms & family bathroom.

Added incentives include; Gas central heating, private & enclosed rear garden, upvc double glazing and close to local amenities!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1100, please contact Michael Tuck Lettings in Quedgeley for more details.

Call us today to arrange your viewing on 01452 543200.

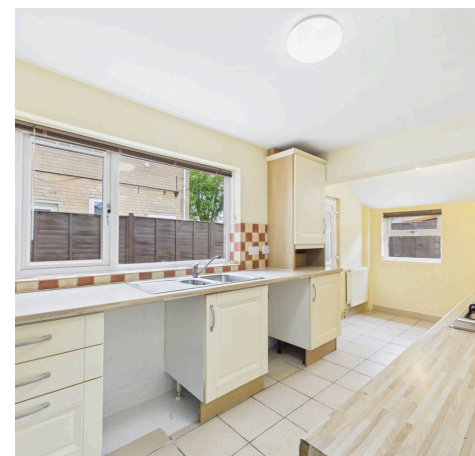
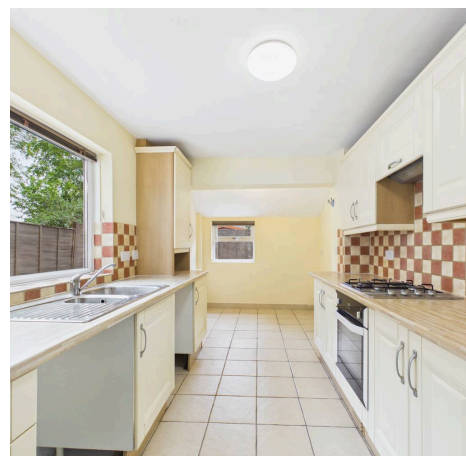
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large Lounge/Diner
- Close to Local Amenities
- Upstairs Bathroom
- Ideal First Time Buy
- Upvc Double Glazing
- Gas Central Heating
- Private & Enclosed Rear Garden
- Two Double Bedrooms
- Energy Rating D



**Hallway**

10' 11" x 2' 11" (3.34m x 0.89m)

**Lounge/Diner**

22' 8" x 13' 4" (6.91m x 4.06m)

**Kitchen**

16' 8" x 8' 0" (5.07m x 2.43m)

**Landing**

11' 10" x 4' 11" (3.61m x 1.50m)

**Bedroom One**

14' 1" x 10' 10" (4.30m x 3.30m)

**Bedroom Two**

11' 4" x 8' 10" (3.45m x 2.68m)

**Bathroom**

9' 9" x 7' 10" (2.97m x 2.40m)





Ground Floor



Floor 1



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

806 ft<sup>2</sup>  
 75 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
 1.1 m<sup>2</sup>

(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.



## Michael Tuck Quedgeley

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