



1 Tudor Street, Gloucester

Gloucester

Offers Over **£325,000**

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Gloucester

IMMACULATE Three Bedroom Home With CONVERTED ATTIC ROOM, OFF-ROAD PARKING & SUNROOM!

The accommodation comprises of; Hallway, lounge/diner, kitchen & bathroom.

Upstairs we have; Three bedrooms, bedroom/attic room & WC.

Further benefits include; Gas central heating, UPVC double glazing & large enclosed rear garden!

This property is in an ideal location for access to Gloucester City Town Centre, schools, shops and other local amenities!

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1500pcm.

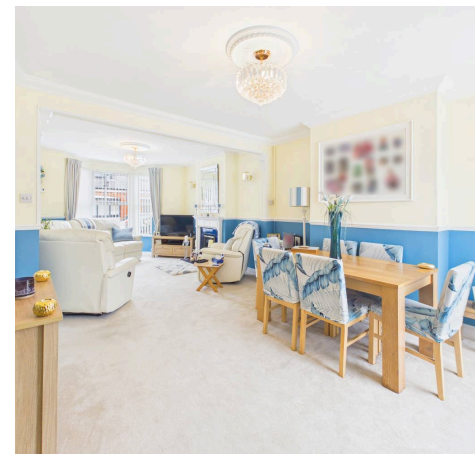
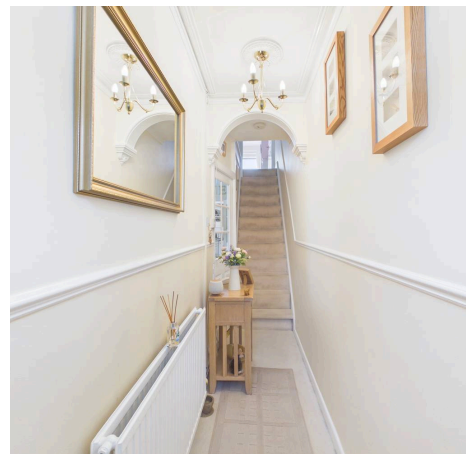
Call us today to arrange your viewing on 01452 543200!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Large Lounge/Diner
- Downstairs Bathroom & Upstairs Wc
- Large Attic Room
- Gas Central Heating
- Upvc Double Glazing
- Off-Road Parking
- Close To Gloucester Quays
- Immaculate Throughout
- Perfect Family Home
- Energy Rating D



Hallway

12' 0" x 3' 0" (3.65m x 0.92m)

Living/Dining Room

23' 1" x 11' 9" (7.04m x 3.57m)

Kitchen

13' 2" x 7' 10" (4.01m x 2.39m)

Sunroom

12' 10" x 6' 1" (3.91m x 1.86m)

Inner Hallway

5' 1" x 2' 11" (1.55m x 0.88m)

Bathroom

8' 0" x 5' 5" (2.44m x 1.64m)

Landing

11' 7" x 4' 10" (3.53m x 1.47m)

Bedroom

14' 7" x 10' 11" (4.45m x 3.33m)

Bedroom

13' 1" x 7' 10" (3.99m x 2.40m)

Bedroom

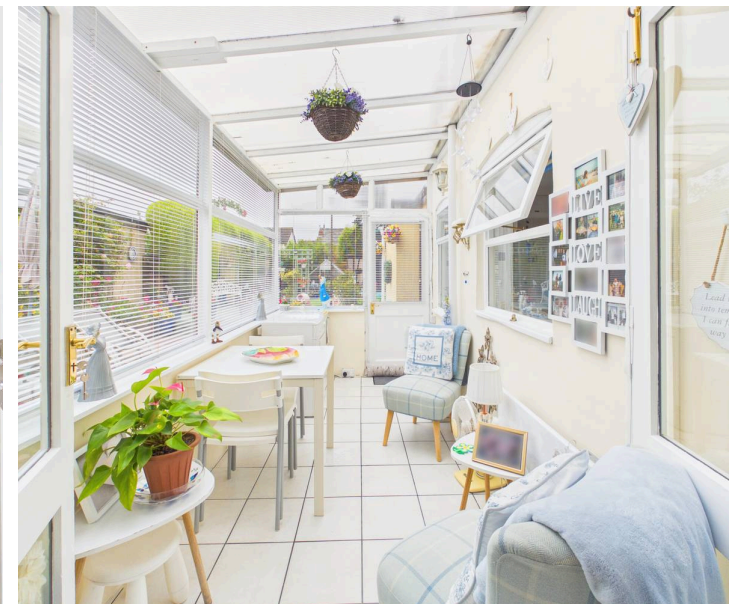
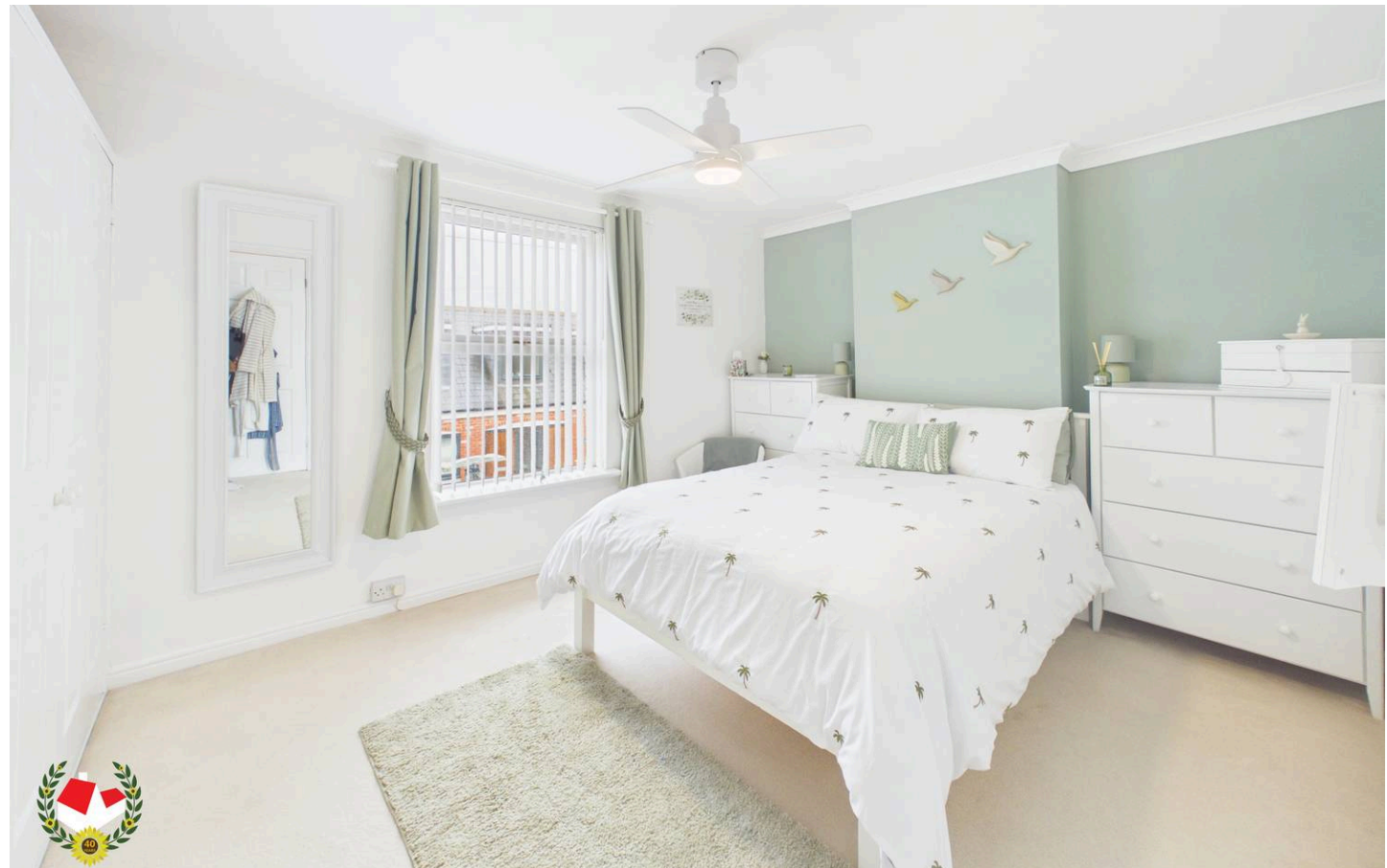
9' 3" x 8' 0" (2.82m x 2.45m)

Wc

9' 2" x 3' 5" (2.79m x 1.04m)

Bedroom/Attic Room

16' 8" x 14' 6" (5.08m x 4.43m)





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1203 ft²
111.9 m²

Reduced headroom

119 ft²
11.1 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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