



MICHAEL TUCK
ESTATE & LETTING AGENTS

47 Massey Road, Gloucester – GL1 4LG

Gloucester

Guide Price **£240,000**

47 Massey Road

Gloucester

EXTENDED two DOUBLE bedroom semi detached property on a sought after road in Gloucester which is offered to the market with NO ONWARD CHAIN. DOWNSTAIRS CLOAKROOM, Modern gas central heating and OFF ROAD PARKING.

Offered to the market with no onward chain, this extended two double bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families, downsizers, or investors seeking a well-proportioned property in a convenient Gloucester location.

The accommodation is spacious and well laid out, comprising an inviting entrance hall, a generous lounge, a separate dining room ideal for entertaining, a useful downstairs cloakroom, and a fitted kitchen/breakfast room providing ample space for everyday family living.

To the first floor, the landing leads to two spacious double bedrooms, a family bathroom, and the added convenience of a separate shower, offering flexibility for busy households.

Outside, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, together with off-road parking to the front.

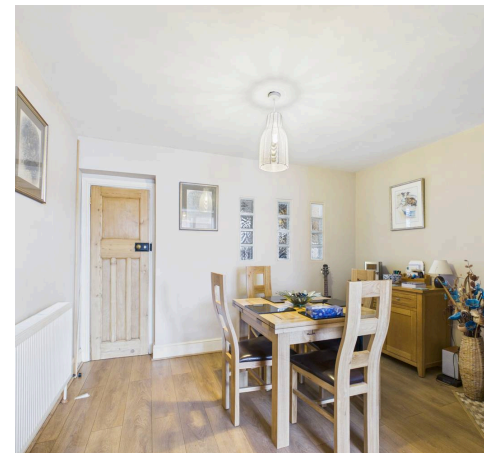
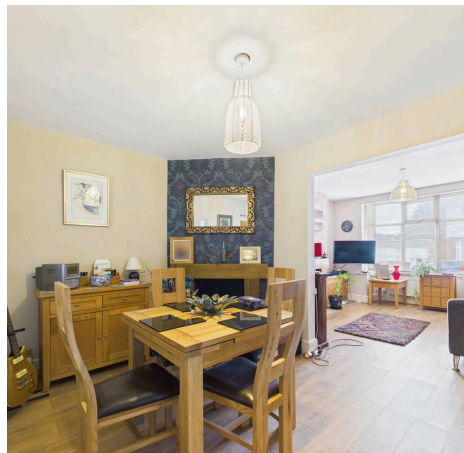
Further benefits include uPVC double glazing throughout and modern gas central heating, ensuring comfort and energy efficiency.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Hall

Lounge

13' 0" x 10' 9" (3.96m x 3.28m)

Dining Room

11' 10" x 9' 3" (3.61m x 2.82m)

Cloakroom

Kitchen/Breakfast Room

14' 11" x 11' 8" (4.55m x 3.56m)

First Floor Landing

Bedroom 1

12' 1" x 11' 0" (3.68m x 3.35m)

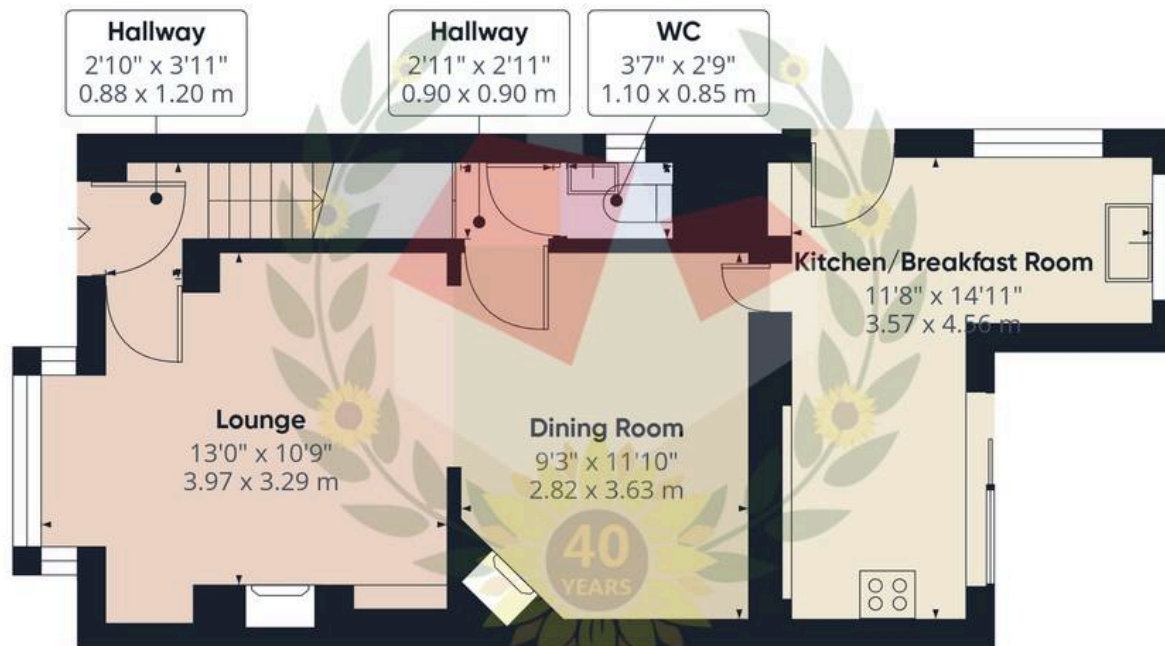
Bedroom 2

9' 3" x 9' 0" (2.82m x 2.74m)

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

699 ft²

64.9 m²

Reduced headroom

1 ft²

0.1 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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