



MICHAEL TUCK
ESTATE & LETTING AGENTS



32 The Oval, Gloucester

Gloucester

Guide Price **£310,000**

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Gloucester

Three Bedroom Semi Detached Home, CORNER PLOT position with NO ONWARD CHAIN. GARAGE and OFF ROAD PARKING for MULTIPLE CARS. Excellent DEVELOPMENT Potential.

Situated in the sought after area of Linden, this spacious three bedroom semi detached home occupies a generous corner plot and is offered to the market with **no onward chain**, making it an ideal purchase for families, first-time buyers, or investors alike.

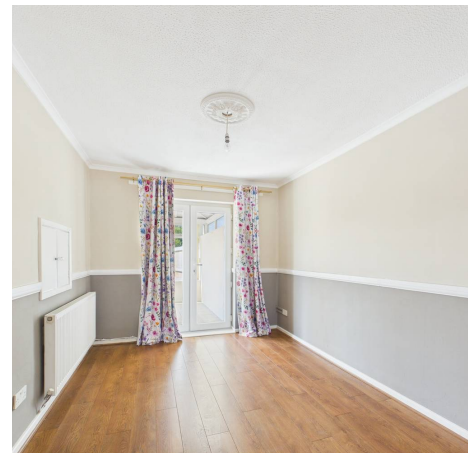
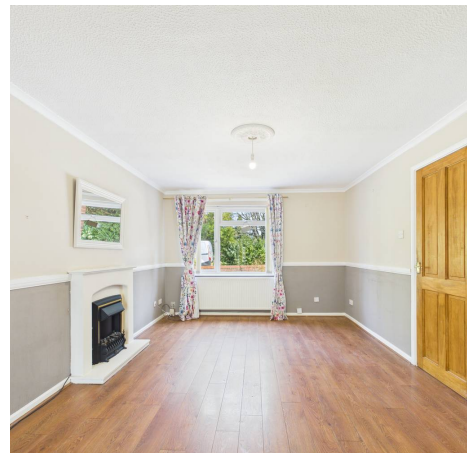
The well-proportioned accommodation briefly comprises an entrance porch, welcoming entrance hall, downstairs cloakroom, a spacious lounge/dining room, fitted kitchen, and a conservatory overlooking the rear garden. Upstairs, the property offers three good-sized bedrooms, a modern shower room, and a first-floor landing.

Further benefits include UPVC double glazing, modern gas central heating, a generous enclosed rear garden, a garage, and off-road parking for multiple vehicles.

A particular highlight of this property is its substantial corner plot, which offers excellent scope for extension or further development (subject to the necessary planning permissions), presenting an exciting opportunity to create a larger family home or add value.

Early viewing is highly recommended to appreciate the space, potential, and fantastic location this property has to offer.

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



Entrance Porch

Entrance Hall

Downstairs Cloakroom

Lounge/Diner

25' 11" x 11' 2" (7.90m x 3.40m)

Kitchen

8' 8" x 8' 3" (2.64m x 2.52m)

Conservatory

9' 6" x 8' 9" (2.90m x 2.67m)

First Floor Landing

Bedroom 1

14' 2" x 9' 3" (4.32m x 2.82m)

Bedroom 2

11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom 3

8' 10" x 8' 1" (2.69m x 2.46m)

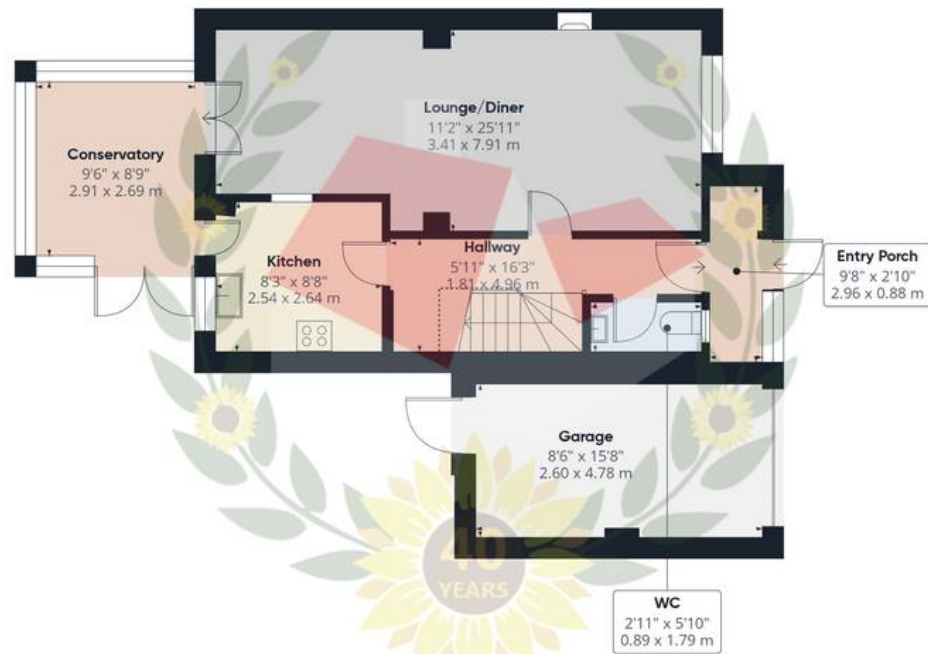
Shower Room

6' 9" x 5' 7" (2.06m x 1.70m)

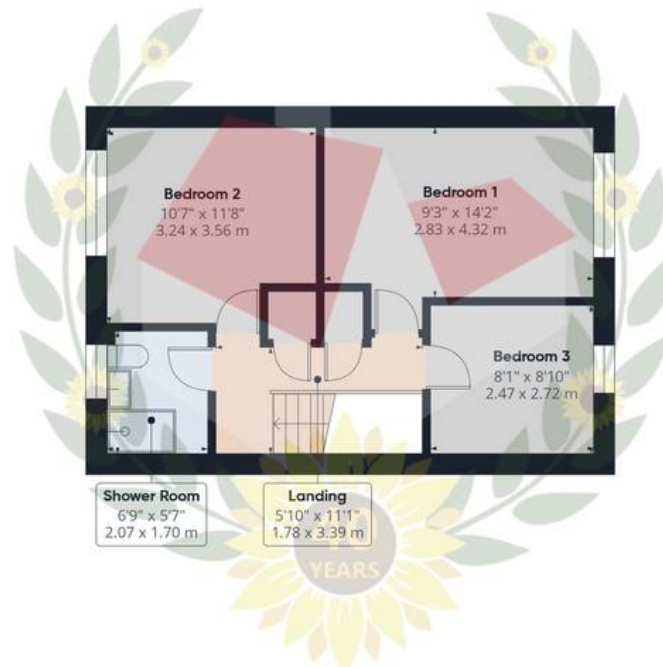
Garage

15' 8" x 8' 6" (4.78m x 2.59m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1115 ft²

103.6 m²

Reduced headroom

13 ft²

1.2 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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