



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**24 Emery Avenue, Gloucester**

Gloucester

Offers Over **£310,000**

# 24 Emery Avenue

Gloucester

Three Story End Terrace Home With THREE/FOUR BEDROOMS & TWO OFF ROAD PARKING SPACES.

Situated in Emery Avenue, this accommodation briefly comprises; Entrance hall, wc, kitchen/diner, living/dining room.

Upstairs we have; Landing, bedroom/lounge, bedroom, en-suite, second floor landing, two bedrooms & family bathroom.

Added incentives include; Two off road parking spaces, versatile living space, gas central heating & upvc double glazing!

Early viewing recommended. Call us today on 01452 543200!

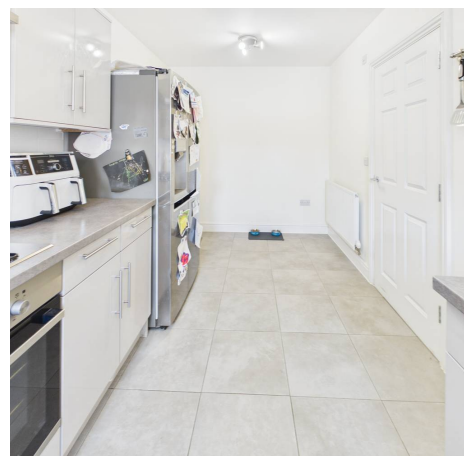
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three/Four DOUBLE Bedrooms
- WC, En-Suite & Family Bathroom
- Kitchen/Diner
- Private & Enclosed Rear Garden
- Gas Central Heating
- UPVC Double Glazing
- Close To Local Amenities
- Energy Rating B



**Hallway**

15' 9" x 3' 5" (4.80m x 1.03m)

**WC**

5' 8" x 3' 5" (1.73m x 1.04m)

**Kitchen/Diner**

15' 9" x 8' 0" (4.80m x 2.43m)

**Living/Dining Room**

15' 3" x 10' 1" (4.65m x 3.07m)

**Landing**

9' 9" x 3' 9" (2.96m x 1.14m)

**Bedroom/Lounge**

15' 4" x 11' 3" (4.68m x 3.44m)

**Bedroom**

12' 4" x 7' 11" (3.76m x 2.41m)

**En-Suite**

6' 11" x 5' 8" (2.11m x 1.72m)

**Second Floor Landing**

3' 5" x 5' 8" (1.03m x 1.72m)

**Bedroom**

11' 6" x 8' 0" (3.51m x 2.44m)

**Bedroom**

9' 10" x 8' 2" (3.00m x 2.48m)

**Bathroom**

6' 10" x 6' 9" (2.08m x 2.05m)





Ground Floor



Floor 1



Floor 2



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

1008 ft<sup>2</sup>

93.6 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 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.

GIRAFFE360



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## Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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