



 79 Merevale Road, Gloucester – GL2 0RF

Gloucester

£325,000

79 Merevale Road

Gloucester

Three Bedroom DETACHED FAMILY HOME in
LONGLEVENS with NO ONWARD CHAIN.

Situated in the popular and highly sought-after Longlevens area, on a desirable residential road, this three-bedroom detached family home offers generous accommodation, excellent outdoor space and significant potential for further improvement and development subject appropriate planning.

Offered to the market with No Onward Chain, the property provides an excellent opportunity for buyers looking to create their ideal family home.

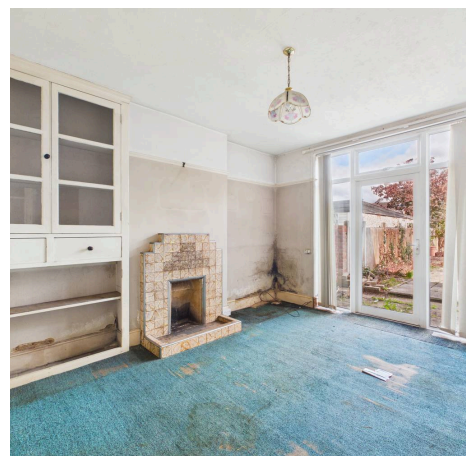
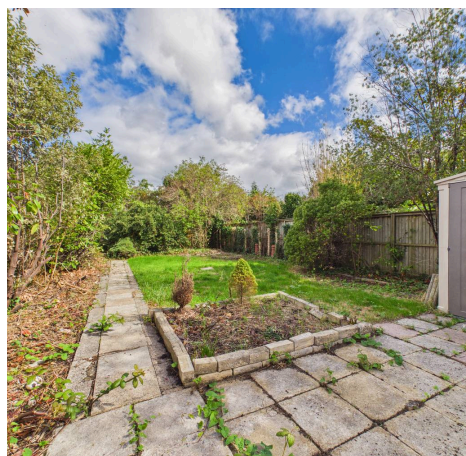
The accommodation briefly comprises an entrance hall, bay-fronted lounge, separate dining room, kitchen and downstairs cloakroom. To the first floor, there is a landing providing access to three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a generously sized enclosed rear garden, providing plenty of space for families, entertaining and future landscaping. Further benefits include a brick built shed in the garden and off-road parking for multiple vehicles to the front. Agents Note – we believe the property will require a replacement boiler.

With its desirable location, detached position and scope for further development, this property is an exciting opportunity for those looking to add value and personalise a home to their own requirements.

Potential rental income of £1,525 pcm, please contact Michael Tuck Lettings Abbeymead on 01452 612020 for more information.

Council Tax band: D



Entrance Hall

Lounge

14' 10" x 12' 7" (4.51m x 3.84m)

Dining Room

13' 0" x 10' 7" (3.95m x 3.22m)

Kitchen

9' 11" x 9' 3" (3.03m x 2.82m)

Cloakroom

First Floor Landing

Bedroom 1

15' 8" x 12' 8" (4.78m x 3.87m)

Bedroom 2

13' 0" x 11' 7" (3.96m x 3.53m)

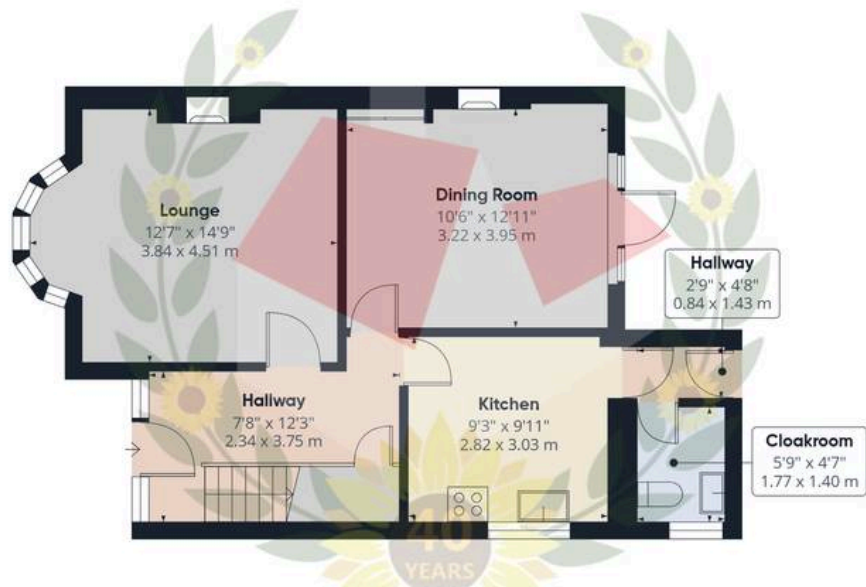
Bedroom 3

10' 1" x 9' 4" (3.07m x 2.85m)

Shower Room

7' 9" x 5' 7" (2.37m x 1.70m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1201 ft²

111.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.