



**MICHAEL  
TUCK**



**FOR SALE**

ABBEYMEAD OFFICE  
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[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)



**Painswick Road, Gloucester, GL4 4BT**

Leasehold

**£152,000**

**285a, Painswick Road, Matson,  
Gloucester, Gloucestershire, GL4 4BT**

**£152,000**

Leasehold. Council Tax Band A



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* Upvc Double Glazing
- \* Two Double Bedrooms
- \* Well Presented
- \* Communal Garden
- \* No Onward Chain
- \* Close To Amenities
- \* Garage
- \* Energy Rating D & Council Tax A

### Michael Tuck Estate and Letting Agents

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01452 612020

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### The Property

\*\*\* Two Double Bedroom First Floor Maisonette With No Onward Chain \*\*\* 7.2% Rental Yield !!! This brilliant property boasts easy access to a range of local amenities and would be a great opportunity for First Time Buyers & Buy To Let Investors! In brief the property comprises of; entrance hall, kitchen, spacious lounge, two double bedrooms and a shower room. Benefits include; upvc double glazing, communal garden's, private access to the property, communal parking and garage. Property for sale through Michael Tuck Estate Agents. Approximate rental value of £925pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

### Entrance Hall

### Hall

**Lounge** 14' 0" x 10' 9" (4.26m x 3.27m)

**Kitchen** 10' 0" x 7' 2" (3.05m x 2.18m)

**Bedroom 1** 12' 0" x 11' 9" (3.65m x 3.58m)

**Bedroom 2** 12' 0" x 8' 7" (3.65m x 2.61m)

**Shower Room** 7' 0" x 5' 3" (2.13m x 1.60m)

### Tenure

Leasehold Length of Lease - 999 year lease from 1972 Service Charge - £720 Per annum Ground Rent - £10 Per annum (This is not a rising ground rent)

### Additional Information From Vendor

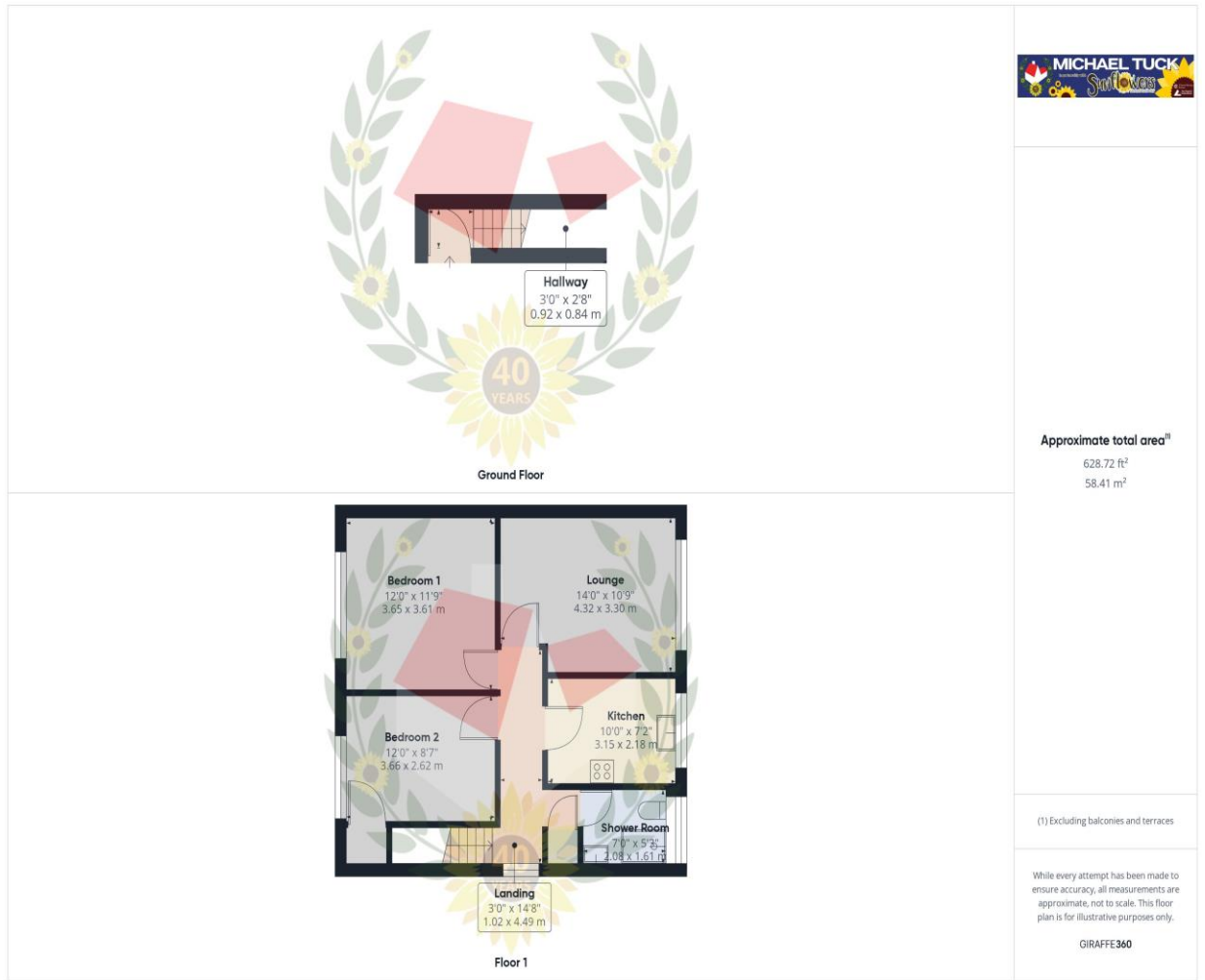
#### Utilities

- Electricity – mains (No Gas)
- Water – mains
- Sewerage – mains
- Broadband – Fibre To Cabinet









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The position and size of doors, windows, appliances, and other features are approximate only.  
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