



Coney Hill Road, Coney Hill, Gloucester,  
GL4 4LS

Freehold

£187,500

**4 Coney Hill Road, Gloucester,  
Gloucestershire, GL4 4LS**

**£187,500**

Freehold. Council Tax Band A



**2 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* NO ONWARD CHAIN
- \* TWO BEDROOMS
- \* WELL PRESENTED
- \* TWO RECEPTION ROOMS
- \* OWNED BY THE SAME FAMILY FOR THE PAST 66YEARS
- \* SOUTH FACING GARDEN
- \* CLOSE TO LOCAL AMENITIES
- \* EPC D COUNCIL TAX A

### Michael Tuck Estate and Letting Agents

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### The Property

\*\*\* TWO BEDROOM TERRACED HOUSE, NO ONWARD CHAIN, OWNED BY THE SAME FAMILY FOR THE PAST 66YEARS\*\*\* Well presented two bedroom terraced house has been owned by the same family for the past 66years and is offered to the market CHAIN FREE! This fantastic property is situated on Coney Hill Road which offers easy access to a range of local amenities and Gloucester City Centre. Internally the property consists of; entrance hallway, lounge, dining room, kitchen, utility, cloakroom, two double bedrooms and a bathroom. Externally the property consists of; Rear enclosed south facing garden Property for sale through Michael Tuck Estate Agents. Potential rental value of £900pcm, please contact Michael Tuck Lettings in Abbeymead for more details. We highly advise a viewing of this fantastic property, to arrange yours call us today on 01452 612020.

### Additional Information From Vendor

#### Utilities

- Electricity – Mains
- Gas – Mains
- Water – Mains
- Sewerage – Mains

### Entrance Hallway

**Lounge** 11' 11" x 9' 8" (3.63m x 2.94m)

**Dining Room** 12' 4" x 10' 3" (3.76m x 3.12m)

**Kitchen** 9' 0" x 8' 9" (2.74m x 2.66m)

**Utility room** 5' 2" x 8' 6" (1.57m x 2.59m)

**Cloakroom** 4' 4" x 3' 2" (1.32m x 0.96m)

### First Floor Landing

**Bedroom 1** 10' 9" x 13' 10" (3.27m x 4.21m)

**Bedroom 2** 11' 9" x 8' 9" (3.58m x 2.66m)

**Bathroom** 9' 4" x 8' 3" (2.84m x 2.51m)









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