



London Road, Kingsholm, Gloucester

Freehold

£300,000

**69c London Road, Kingsholm,  
Gloucester, Gloucestershire, GL1 3HH**

**£300,000**

Freehold. Council Tax Band D



**3 Bedrooms**



**1 Bathrooms**



**3 Receptions**

### Features

\*Detached House \* Garage and Off Road  
Parking for Several Vehicles  
\*Walled Garden To Front \*Three Bedrooms  
\*Lounge and Dining Room \* Kitchen and  
Conservatory  
\*Downstairs Cloakroom \* Energy Rating TBC  
\*Double Glazing and Gas Radiator Central  
Heating \*

### Michael Tuck Estate and Letting Agents

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### The Property

We are delighted to bring to the market a  
DETACHED House built in 1958 in the Kingsholm  
Area of Gloucester.

Ground floor comprises of Entrance Porch,  
Entrance Hall, Living Room, Dining Room, Kitchen,  
Conservatory and Cloakroom. Upstairs provides  
THREE Bedrooms and a Family Bathroom.  
Externally to the front is a mature and enclosed  
WALLED GARDEN, whilst to the rear is OFF ROAD  
PARKING for several cars and a DETACHED  
GARAGE.

Further benefits include Gas Radiator Central  
Heating and Double Glazing.

Although in need of some general updating this  
unique property would make an ideal family  
home or due to its prime Kingsholm location  
would make an excellent investment with a wide  
range of local amenities and Gloucester City  
Centre only a short walk away

Property for sale through Michael Tuck Estate  
Agents.

Approximate potential rental value of £1450pcm,  
please contact Michael Tuck Lettings in  
Gloucester for more details

Call 01452 543200 To View

### Entrance Porch

### Entrance Hall

**Cloakroom** 4' 9" x 4' 4" (1.45m x 1.32m)

**Living Room** 17' 7" x 13' 1" (5.36m x 3.98m)

**Dining Room** 8' 7" x 6' 10" (2.61m x 2.08m)

**Kitchen** 13' 8" x 7' 6" (4.16m x 2.28m)

**Conservatory** 16' 2" x 9' 7" (4.92m x 2.92m)

### First Floor Landing

**Master Bedroom** 13' 1" x 9' 5" (3.98m x 2.87m)

**Walk-In Wardrobe** 7' 3" x 2' 8" (2.21m x 0.81m)

**Bedroom Two** 10' 5" x 9' 8" (3.17m x 2.94m)

**Bedroom Three** 10' 0" x 7' 9" (3.05m x 2.36m)

**Family Bathroom** 7' 0" x 4' 4" (2.13m x 1.32m)

### Additional Information

Gas - Mains

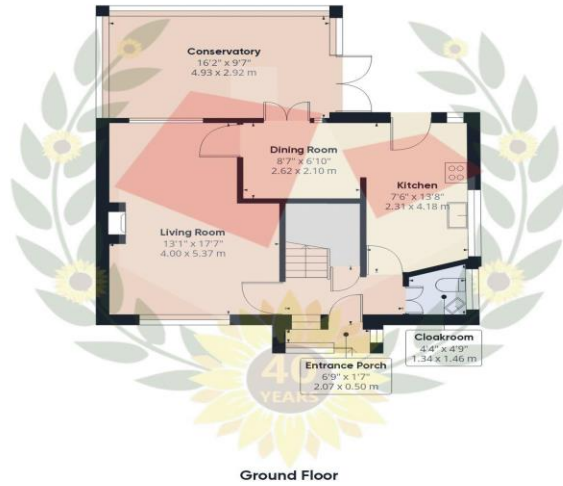
Electricity - Mains

Water - Mains

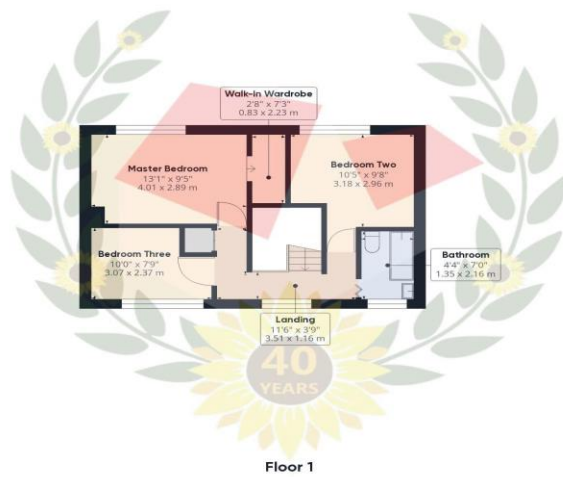








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 1058.67 ft<sup>2</sup>  
 98.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 GIRAFFE360

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