



MICHAEL TUCK
ESTATE & LETTING AGENTS



7 Russell Street, Gloucester

Gloucester

£275,000

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We are delighted to bring to the market a SEMI DETACHED property arranged over FOUR Floors located in Gloucester City Centre with lots of POTENTIAL and offering spacious and flexible accommodation.

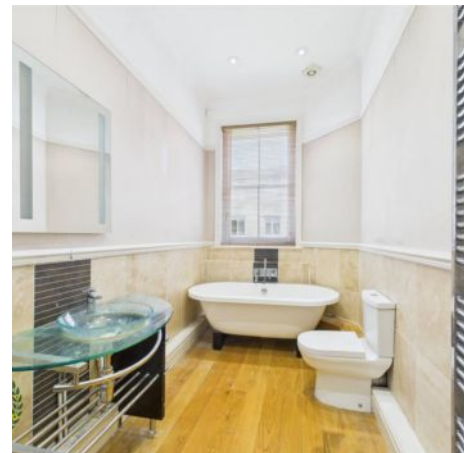
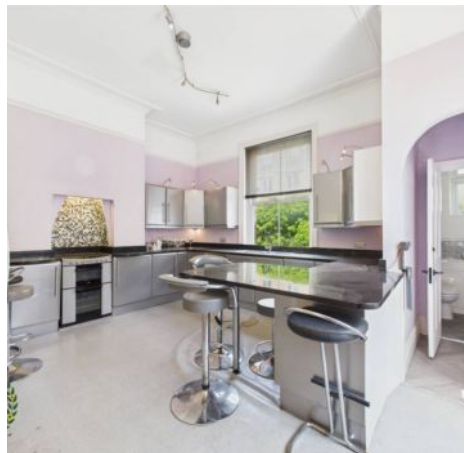
Available with NO ONWARD CHAIN currently the property provides FOUR BEDROOMS, Lounge, Kitchen Diner, FOUR PIECE Family Bathroom, Shower Room and a WC, whilst the BASEMENT has its own FRONT DOOR and offers a Bedroom/Lounge, Kitchen Diner and a WC.

Properties of this nature are in short supply so an early appointment to view comes highly recommended to avoid disappointment!

Call 01452 543200 To View

Council Tax band: TBD

- Rear Garden
- Lounge & Kitchen Diner
- In Need of Renovation
- Arranged Over Four Floors
- Four Piece Bathroom
- Four Bedrooms
- Energy Rating E45
- Basement Studio Maisonette
- No Onward Chain



Lounge/Bedroom

Dimensions: 16' 0" x 12' 7" (4.87m x 3.83m).

Storage

Dimensions: 4' 1" x 3' 2" (1.24m x 0.96m).

Kitchen/Diner

Dimensions: 15' 7" x 13' 3" (4.75m x 4.04m).

WC

Dimensions: 4' 0" x 3' 10" (1.22m x 1.17m).

Ground Floor - Lounge

Dimensions: 16' 5" x 12' 11" (5.00m x 3.93m).

Kitchen/Diner

Dimensions: 16' 0" x 13' 8" (4.87m x 4.16m).

WC

Dimensions: 4' 2" x 3' 11" (1.27m x 1.19m).

First Floor - Bathroom

Dimensions: 15' 7" x 6' 4" (4.75m x 1.93m).

Master Bedroom

Dimensions: 13' 5" x 12' 11" (4.09m x 3.93m).

Bedroom Four

Dimensions: 13' 6" x 7' 10" (4.11m x 2.39m).

Second Floor - Bedroom Two

Dimensions: 14' 1" x 11' 0" (4.29m x 3.35m).

Bedroom Three

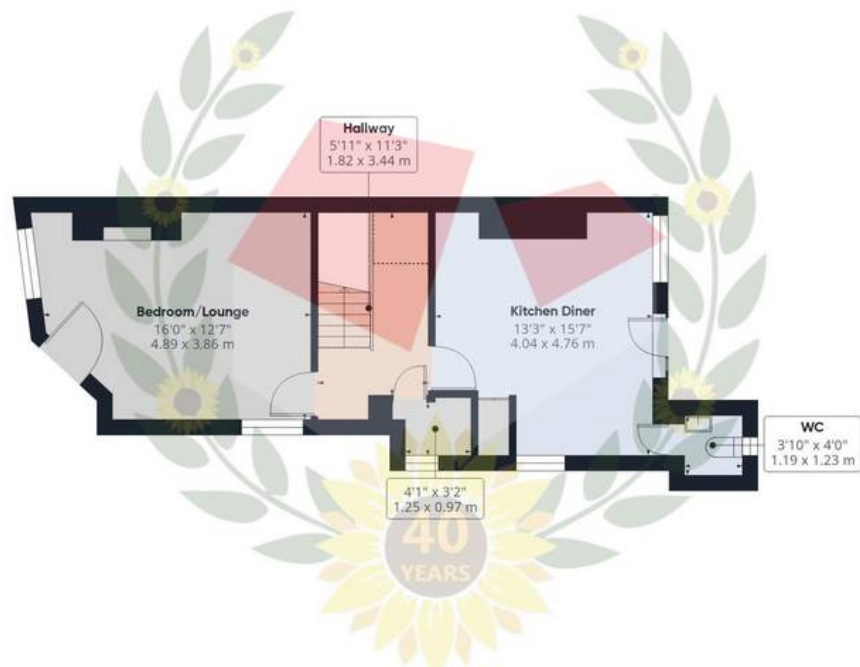
Dimensions: 14' 1" x 11' 6" (4.29m x 3.50m).

Shower Room

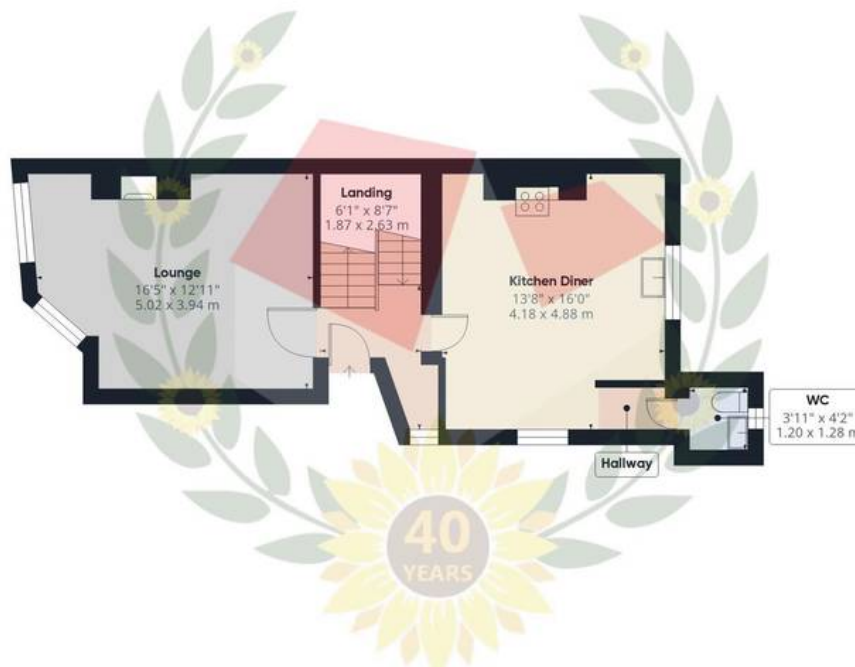
Dimensions: 7' 6" x 6' 1" (2.28m x 1.85m).

Agents Note - The accessway to the side has a conveyance dated 13th March 1948 granting full right use and liberty at all times and for all reasonable purposes. This legal right of way means future owners can use the passageway at all times and is permanently attached to the property, it goes with the land not with the owner personally.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1712 ft²

159.1 m²

Reduced headroom

52 ft²

4.8 m²

(1) Excluding balconies and terraces

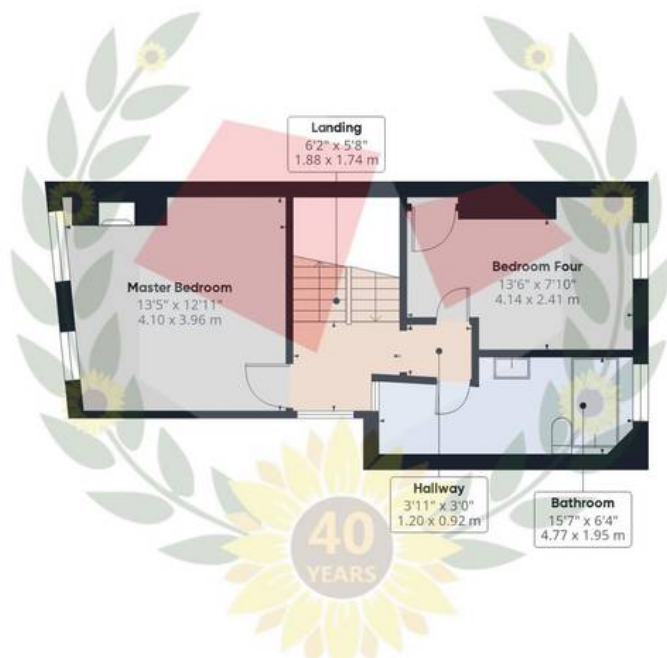
Reduced headroom

Below 5 ft/1.5 m

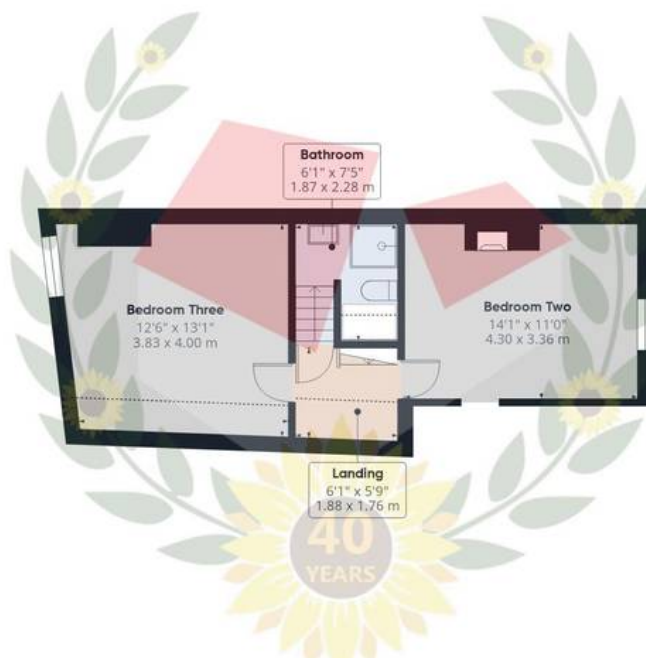
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2



Floor 3



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