
TG
SALES & LETTINGS
9

Painswick Road, , Gloucester
Gloucestershire GL4 6BP

£195,000

- Extended Terraced House
- Enclosed Parking Area
- Generous Garden
- Two Reception Rooms
- Separate Utility Room
- Two Double Bedrooms
- Kitchen & Separate Utility Room
- Walking Distance to City Centre



The Property
This two-bedroom mid-terrace property offers well-proportioned accommodation, further enhanced by a ground floor extension which provides additional living space and improves the overall practicality of the home.

The ground floor benefits from a separate lounge, Dining Room and an extended kitchen, offering increased space for everyday use, alongside the added convenience of a separate utility room.

To the first floor are two double bedrooms, providing comfortable accommodation for couples, small families or those looking to get onto the property ladder.

Externally, the property boasts a good-sized rear garden, offering plenty of space for outdoor enjoyment. A particular benefit is the provision of secure off-road parking, accessed via double gates, providing a useful and practical addition.

An appealing home offering more space than might initially be expected, together with the benefit of secure off-road parking, and well worthy of an early viewing.

Directions

SATNAV postcode GL4 6BP

Tenure Freehold
Local Authority Gloucester
Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.
Council tax band A



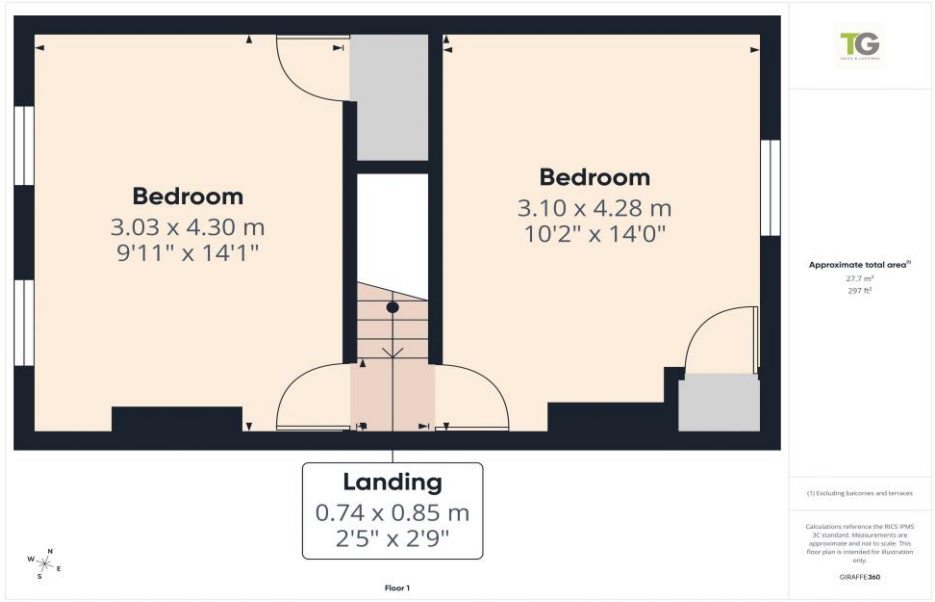












Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.


TG
SALES & LETTINGS