MICHAEL TUCK
ESTATE & LETTING AGENTS



1a Weston Road, Gloucester

Gloucester

Offers Over **£165,000**

1a Weston Road

Gloucester

A THREE STOREY Back to Back Townhouse with THREE Bedrooms & NO ONWARD CHAIN!

Ground Floor Comprises of One DOUBLE Bedroom, Family Bathroom and further Single Bedroom, whilst to the first floor is the Lounge Diner open to Kitchen. The 2nd Floor provides a further DOUBLE Bedroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and a small court yard garden.

Please call 01452 543200 To View!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Arranged Over Three Floors
- Lounge Diner
- Downstairs Bathroom
- No Onward Chain
- Courtyard Garden
- Three Bedrooms
- Energy Rating C









Entrance Hall
5' 8" x 3' 7" (1.72m x 1.08m)

Bedroom
11' 1" x 7' 9" (3.38m x 2.36m)

Bedroom
9' 3" x 5' 9" (2.83m x 1.76m)

Bathroom
6' 3" x 5' 6" (1.91m x 1.68m)

First Floor Landing
3' 9" x 3' 6" (1.14m x 1.06m)

Lounge/Diner
14' 1" x 9' 9" (4.29m x 2.96m)

Kitchen
7' 2" x 5' 11" (2.19m x 1.80m)

Second Floor Landing
5' 0" x 2' 9" (1.53m x 0.85m)

Bedroom
11' 8" x 10' 11" (3.56m x 3.32m)





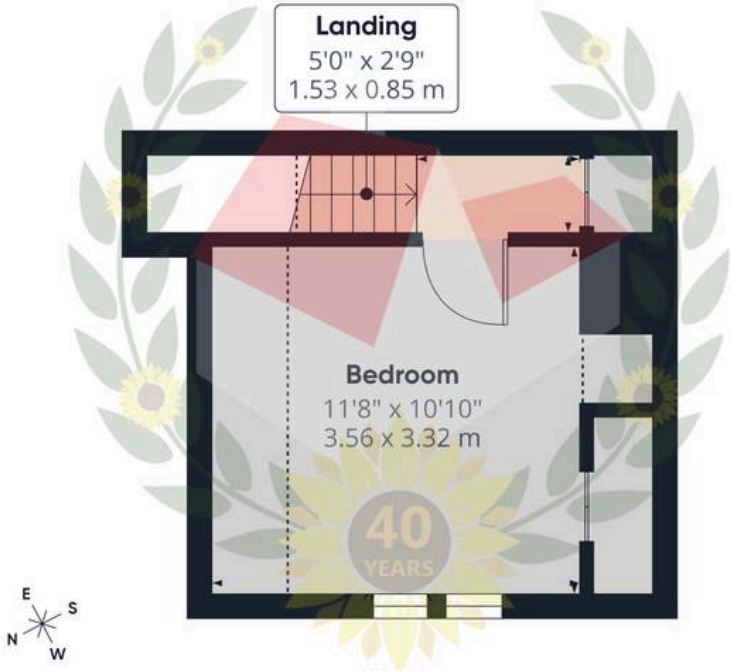




Ground Floor



Floor 1



Floor 2

MICHAEL TUCK Sunflowers

Approximate total area(1)

648 ft²

60.2 m²

Reduced headroom

30 ft²

2.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MICHAEL TUCK
ESTATE & LETTING AGENTS

The Property Ombudsman



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.