



MICHAEL TUCK
ESTATE & LETTING AGENTS



198 Bristol Road, Gloucester

Gloucester

Guide Price **£180,000**

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Gloucester

Spacious Two DOUBLE bedroom END terraced property in the popular LINDEN Area!

The accommodation comprises of; Entrance hall, living room, dining room, kitchen, utility area & downstairs W.C.

On the top floor we have; Two DOUBLE bedrooms, dressing room & bathroom.

The property is located within close proximity to Primary & Secondary Schools and also just a short distance away from Gloucester Quays.

Further benefits include; Upvc double glazing, solar panels & a newly installed eco air pump boiler!

Call us today to arrange your viewing on 01452 543200!

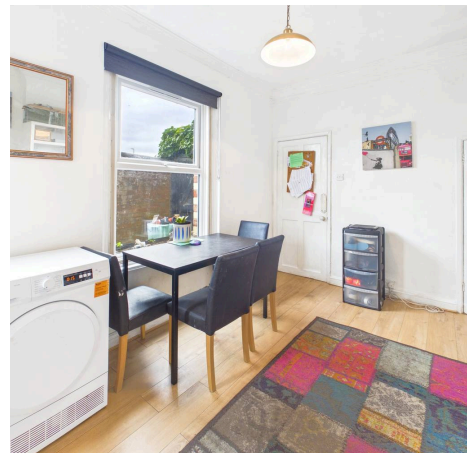
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Double Bedrooms
- Eco Air Source Boiler
- Upvc Double Glazing
- Two Reception Rooms
- Dressing Room
- Enclosed Private Rear Garden
- Utility Area
- Energy Rating B



Entrance Hall

Lounge

12' 6" x 11' 6" (3.81m x 3.51m)

Dining Room

11' 8" x 9' 7" (3.56m x 2.92m)

Utility Room

6' 5" x 4' 2" (1.96m x 1.27m)

Cloakroom

First Floor Landing

Bedroom 1

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom 2

11' 7" x 8' 9" (3.53m x 2.67m)

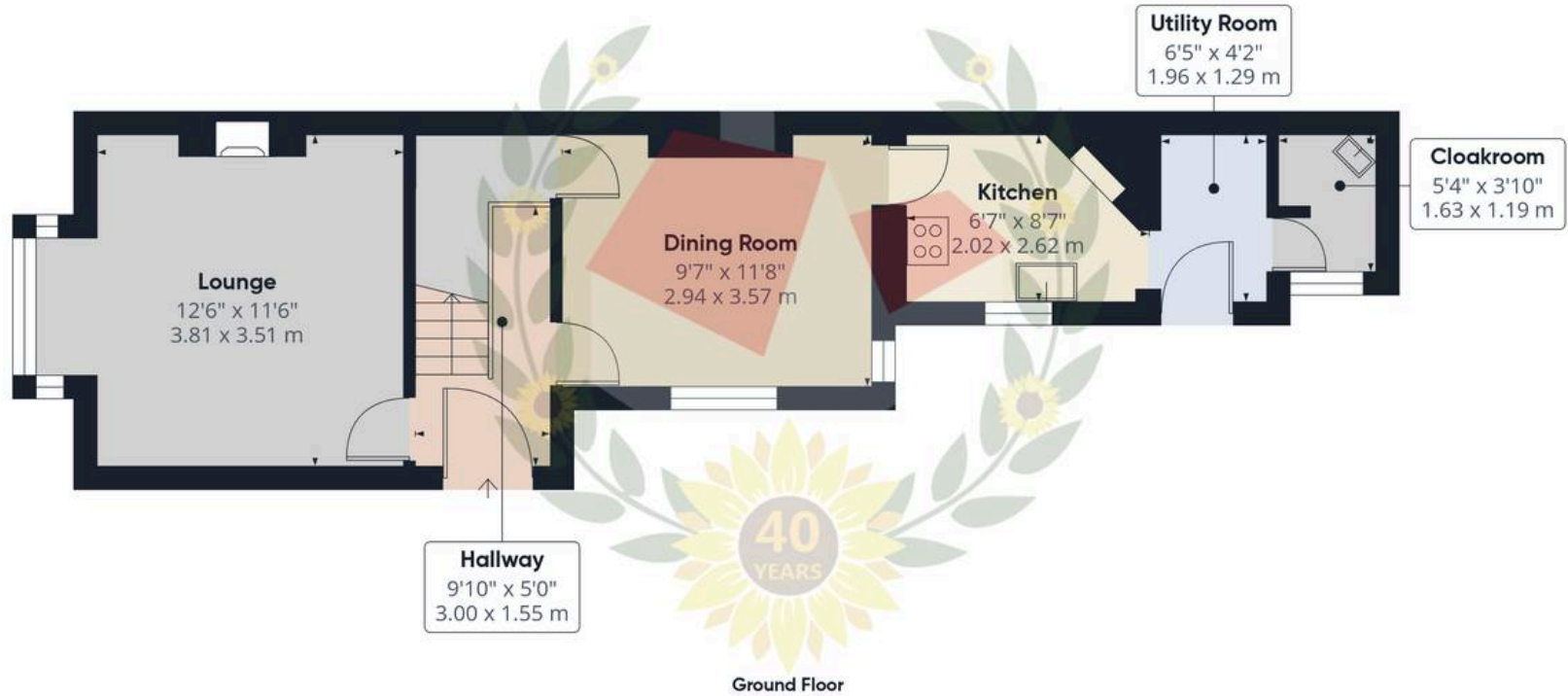
Study/Storage Room

12' 0" x 6' 4" (3.66m x 1.93m)

Bathroom

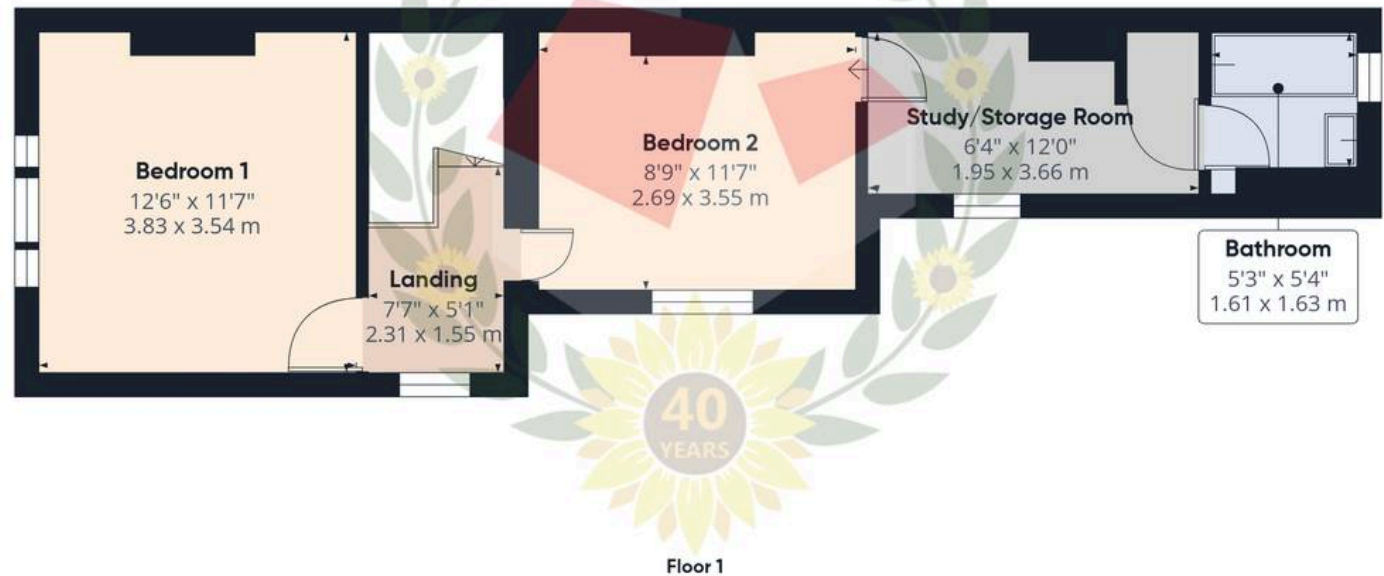
5' 4" x 5' 3" (1.63m x 1.60m)





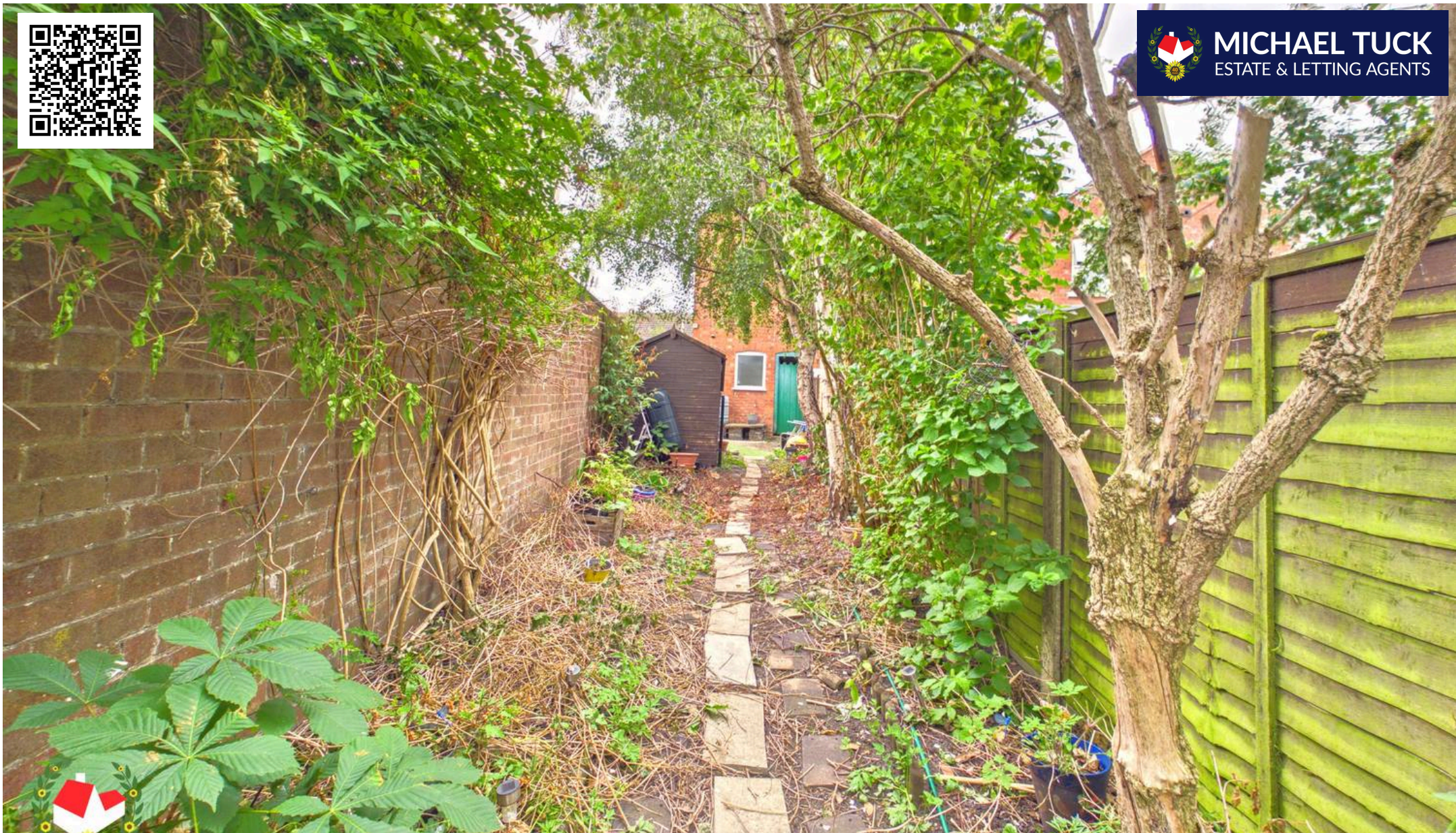
Approximate total area⁽¹⁾

822 ft²
76.4 m²



(1) Excluding balconies and terraces

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



Michael Tuck Quedgeley

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