 **27 Parliament Street, Gloucester**  
Gloucester

Guide Price **£215,000**

# 27 Parliament Street

Gloucester

RARELY AVAILABLE and presented in IMMACULATE condition, this TWO BEDROOM VICTORIAN COTTAGE offers an exceptional opportunity for first time buyers.

The property boasts TWO DOUBLE BEDROOMS, providing ample space for comfortable living. The OPEN PLAN LIVING SPACE creates a bright and welcoming atmosphere, ideal for entertaining or relaxing with family and friends. Each room has been updated and maintained to a high standard, allowing you to move straight in without the need for any renovations. OFF ROAD PARKING is included, providing convenience and peace of mind for homeowners.

Early viewing is highly recommended to avoid disappointment. For more information or to arrange an immediate viewing, contact Michael Tuck Estate Agents today on 01452 543200.

Don't miss your chance to secure this rarely available home - call now and take the first step towards making it yours. Potential rental value available upon request.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Upvc Double Glazing
- Immaculate Throughout
- Open Plan Living Space



**Open Plan Living Room & Kitchen/Diner**

21' 8" x 11' 4" (6.60m x 3.45m)

**Utility Room**

6' 0" x 4' 2" (1.83m x 1.28m)

**Bathroom**

5' 9" x 5' 8" (1.76m x 1.73m)

**Bedroom One**

11' 5" x 10' 0" (3.47m x 3.06m)

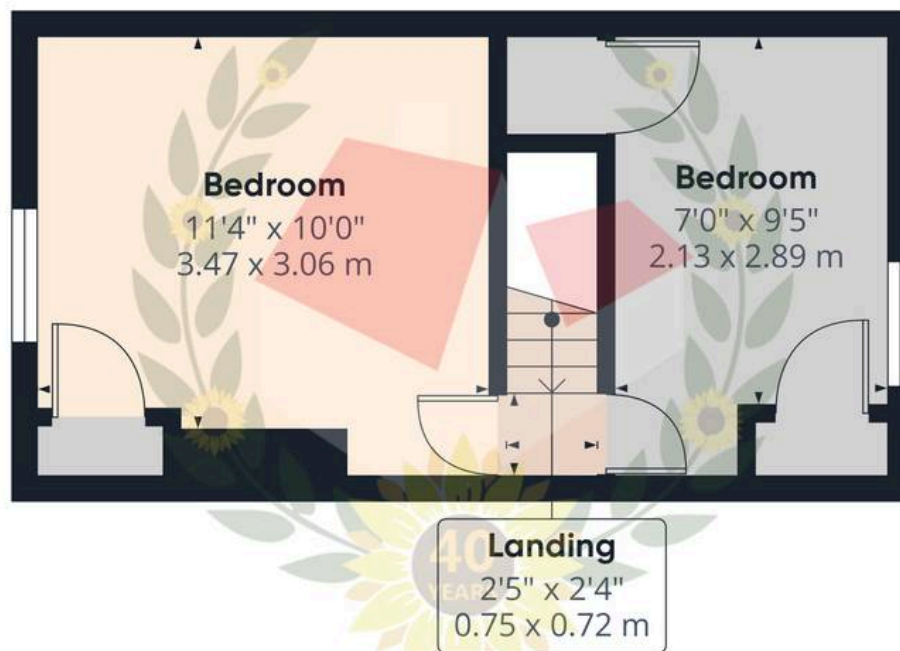
**Bedroom Two**

9' 6" x 7' 0" (2.89m x 2.13m)





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

510 ft<sup>2</sup>  
 47.6 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
 0.8 m<sup>2</sup>

(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.

**GIRAFFE 360**



## Michael Tuck Quedgeley

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