



MICHAEL TUCK
ESTATE & LETTING AGENTS



80 Cecil Road, Gloucester

Gloucester

Offers Over **£200,000**

80 Cecil Road

Gloucester

Three DOUBLE Bed Terraced Home Located In The Popular Cecil Road, Gloucester!

The accommodation on the ground floor comprises of; Hallway, lounge/dining room, kitchen, utility room & bathroom.

On the top floor we have; Three double bedrooms.

Added incentives include; Gas central heating, upvc double glazing, private & enclosed rear garden and utility area!

This property is in a ideal spot for amenities including shops, schools, bus stops and easy M5 access!

Property for sale through Michael Tuck Estate Agents. Rental value of £1250, please contact Michael Tuck Lettings in Gloucester for more details.

Call 01452 543200 To View!

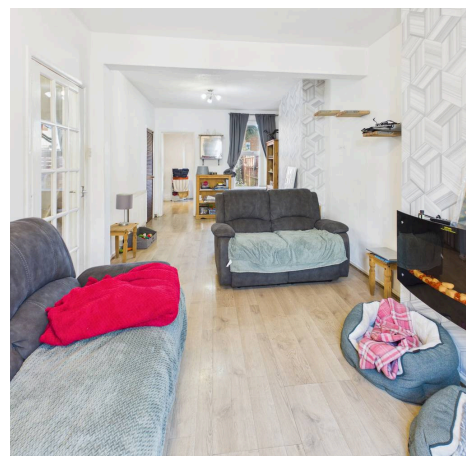
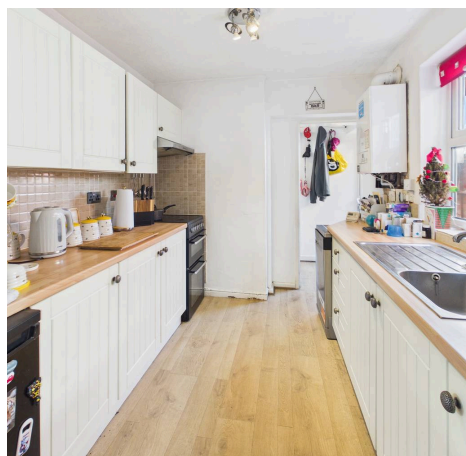
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Three Double Bedrooms
- Utility Room
- Lounge/Diner
- Downstairs Bathroom
- Upvc Double Glazing
- Gas Central Heating
- Private & Enclosed Rear Garden
- Energy Rating D



Hallway

11' 3" x 2' 11" (3.44m x 0.88m)

Living/Dining Room

22' 4" x 10' 0" (6.81m x 3.06m)

Kitchen

8' 9" x 7' 10" (2.66m x 2.38m)

Utility Room

7' 11" x 2' 9" (2.41m x 0.83m)

Bathroom

7' 7" x 6' 0" (2.31m x 1.83m)

Landing

11' 11" x 4' 9" (3.63m x 1.45m)

Bedroom One

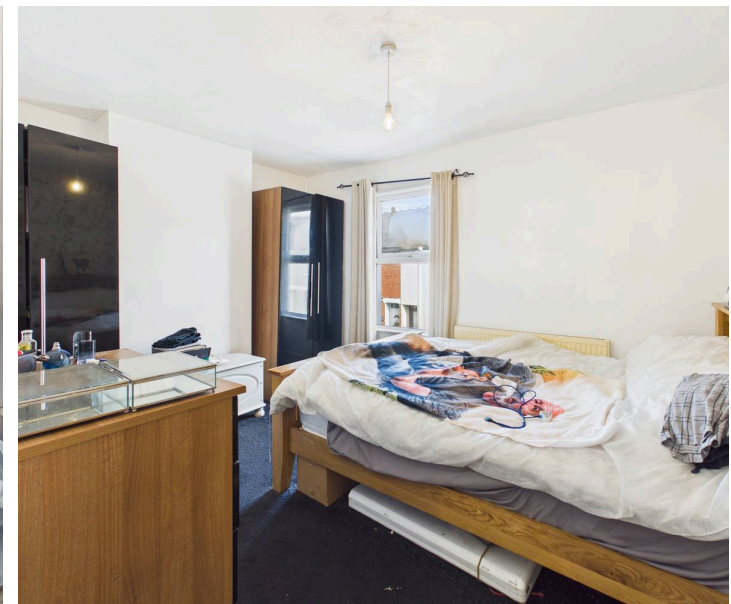
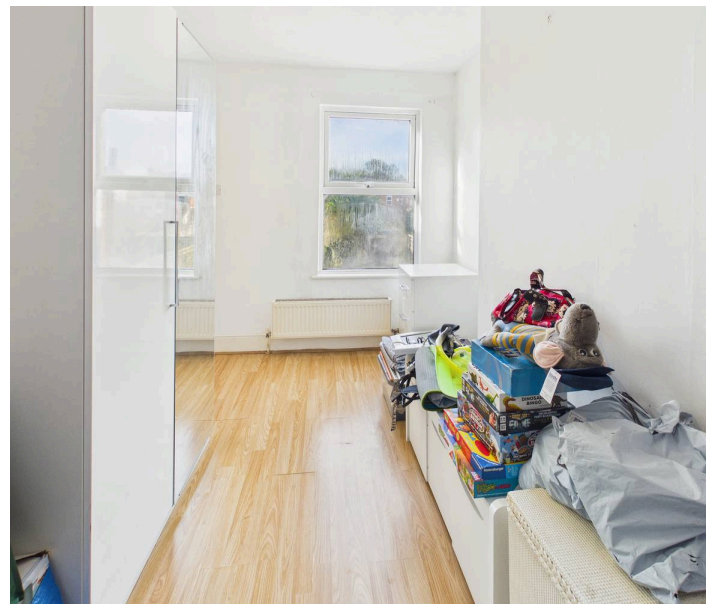
12' 11" x 10' 5" (3.93m x 3.18m)

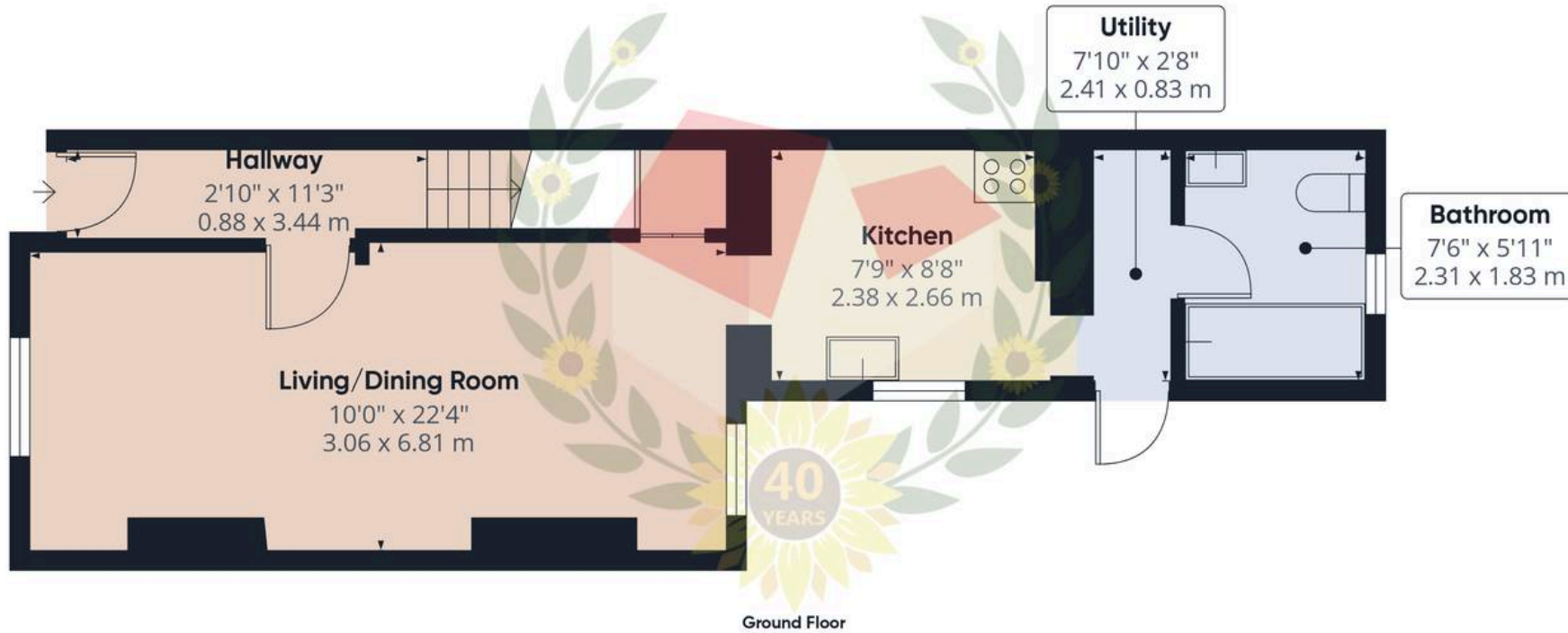
Bedroom Two

11' 5" x 7' 9" (3.47m x 2.37m)

Bedroom Three

9' 9" x 7' 11" (2.98m x 2.42m)





Approximate total area⁽¹⁾

739 ft²
 68.7 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

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.