



MICHAEL TUCK
ESTATE & LETTING AGENTS



1 Chillingworth Mews, Gloucester

Gloucester

£290,000

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Gloucester, Gloucester

We are delighted to bring to the market an Imposing THREE Bedroom End Terraced TOWNHOUSE located within walking distance of Gloucester's Historic Docks and Gloucester Town Centre.

Accommodation is arranged over THREE Floors the property comprises of Entrance Hall, Cloakroom, Kitchen, Lounge Diner to the ground floor. First floor offers TWO Bedrooms and family bathroom, whilst the 2nd floor has an impressive MASTER BEDROOM, with EN-SUITE and Walk In Wardrobe/Study Space. Further benefits include UPVC Double Glazing & Gas Radiator Central Heating

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1500pcm, please contact Michael Tuck Lettings

in Gloucester for more details

Externally is Rear Garden, ALLOCATED PARKING SPACE and GARAGE

Council Tax band: TBD EPC Energy Efficiency Rating:

C EPC Environmental Impact Rating: C

- Arranged Over Three Floors
- Three Bedrooms
- UPVC Double Glazing & Gas Radiator Central Heating
- Lounge Diner & Kitchen
- Double Fronted Townhouse
- No Onward Chain
- Garage & Allocated Parking Space
- Master Bedroom with En-Suite & Walk In Wardrobe
- Downstairs Cloakroom & First Floor Bathroom
- Energy Rating TBC



Hallway

Dimensions: 8' 9" x 4' 6" (2.66m x 1.37m).

Kitchen

Dimensions: 10' 9" x 7' 6" (3.27m x 2.28m).

WC

Dimensions: 5' 11" x 2' 9" (1.80m x 0.84m).

Lounge Diner

Dimensions: 15' 5" x 13' 11" (4.70m x 4.24m).

First Floor Landing

Dimensions: 9' 9" x 3' 3" (2.97m x 0.99m).

Bedroom Two

Dimensions: 13' 1" x 9' 2" (3.98m x 2.79m).

Bedroom Three

Dimensions: 13' 1" x 8' 11" (3.98m x 2.72m).

Family Bathroom

Dimensions: 8' 1" x 6' 8" (2.46m x 2.03m).

Second Floor Landing

Dimensions: 5' 3" x 21' 10" (1.60m x 6.65m).

Master Bedroom

Dimensions: 18' 10" x 12' 9" (5.74m x 3.88m).

En-Suite

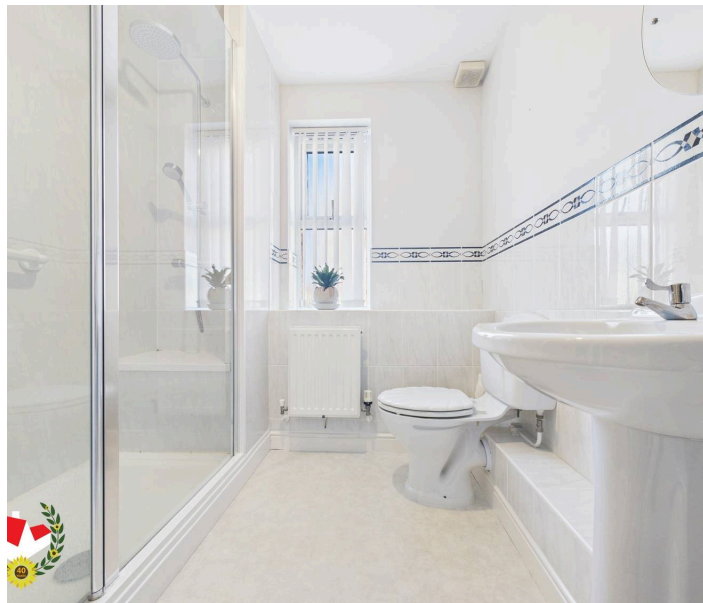
Dimensions: 6' 0" x 5' 0" (1.83m x 1.52m).

Walk In Wardrobe

Dimensions: 9' 0" x 6' 6" (2.74m x 1.98m).

Additional Information

Gas & Electric – Mains Water & Sewerage – Mains

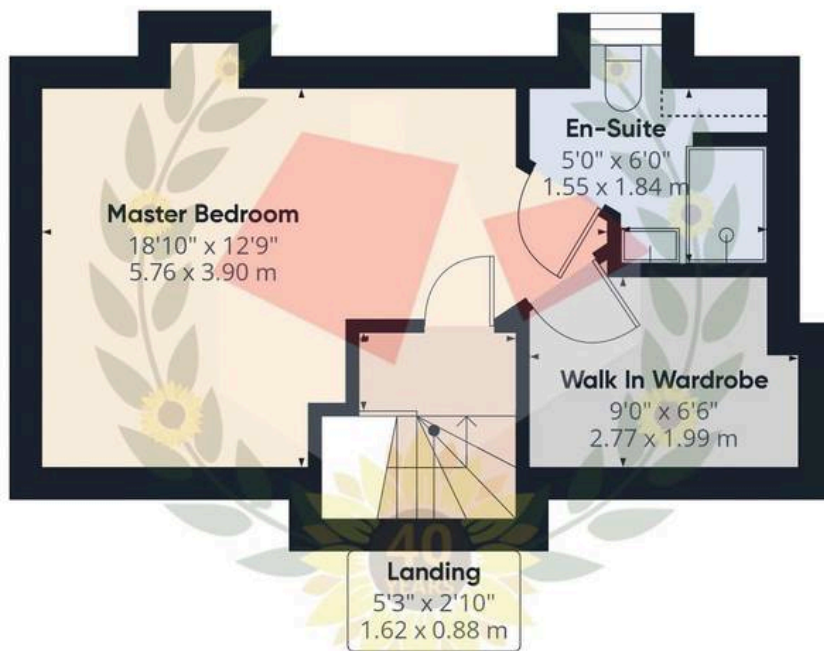




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1019.57 ft²

94.72 m²

Reduced headroom

5.68 ft²

0.53 m²

(1) Excluding balconies and terraces

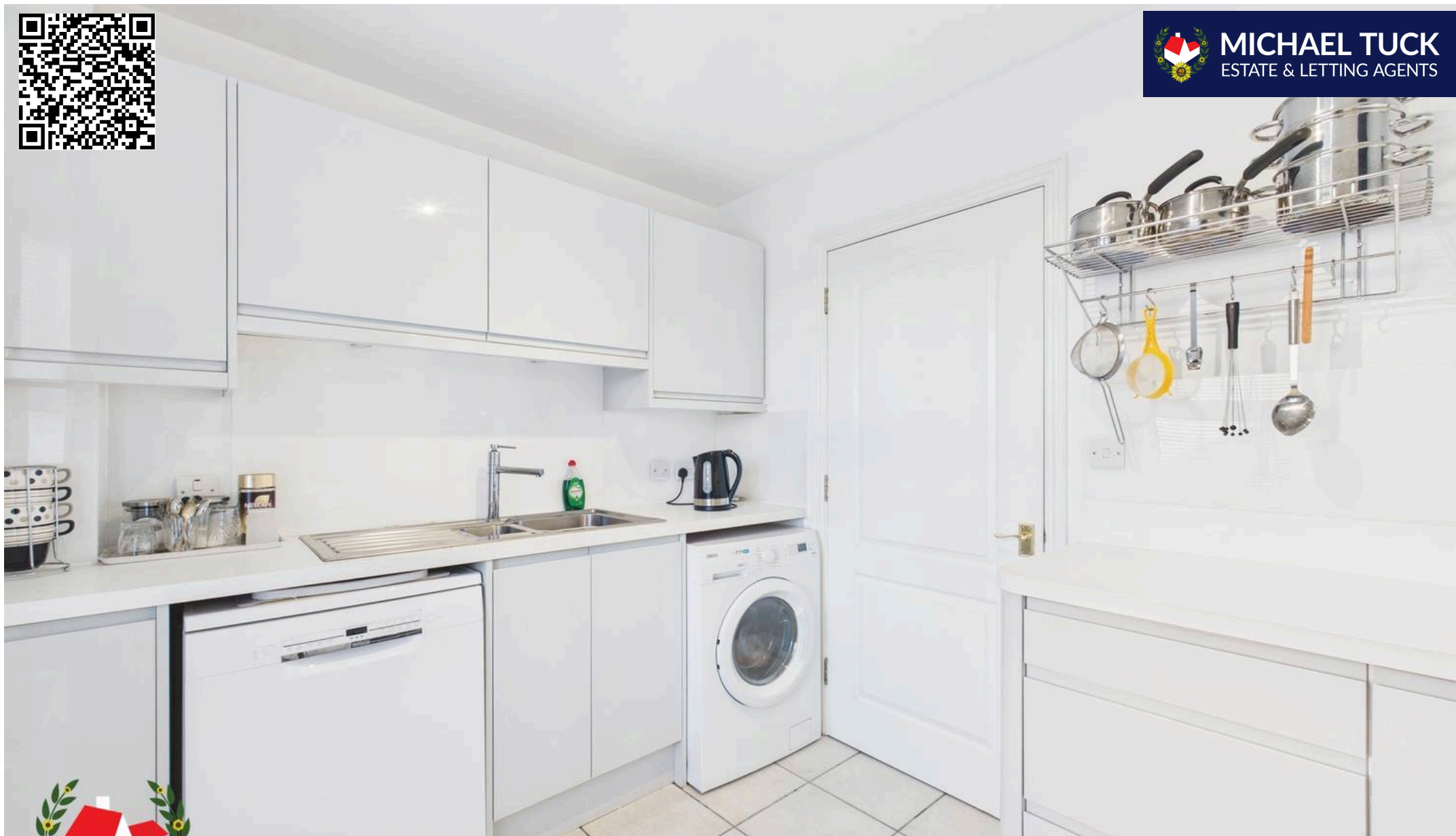
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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