



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**80 Cecil Road, Gloucester**

Gloucester

Guide Price **£220,000**

# 80 Cecil Road

Gloucester, 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!

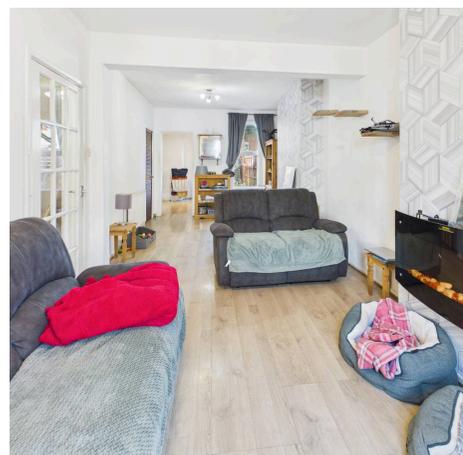
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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**

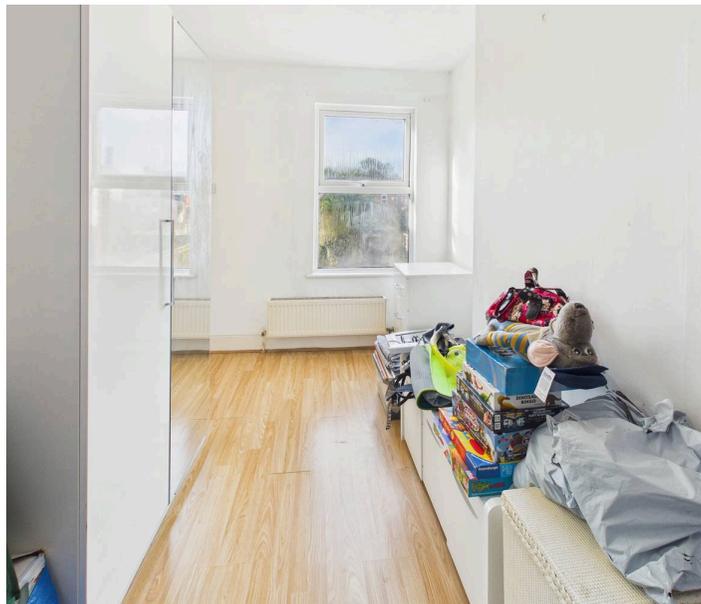
12' 11" x 10' 5" (3.93m x 3.18m)

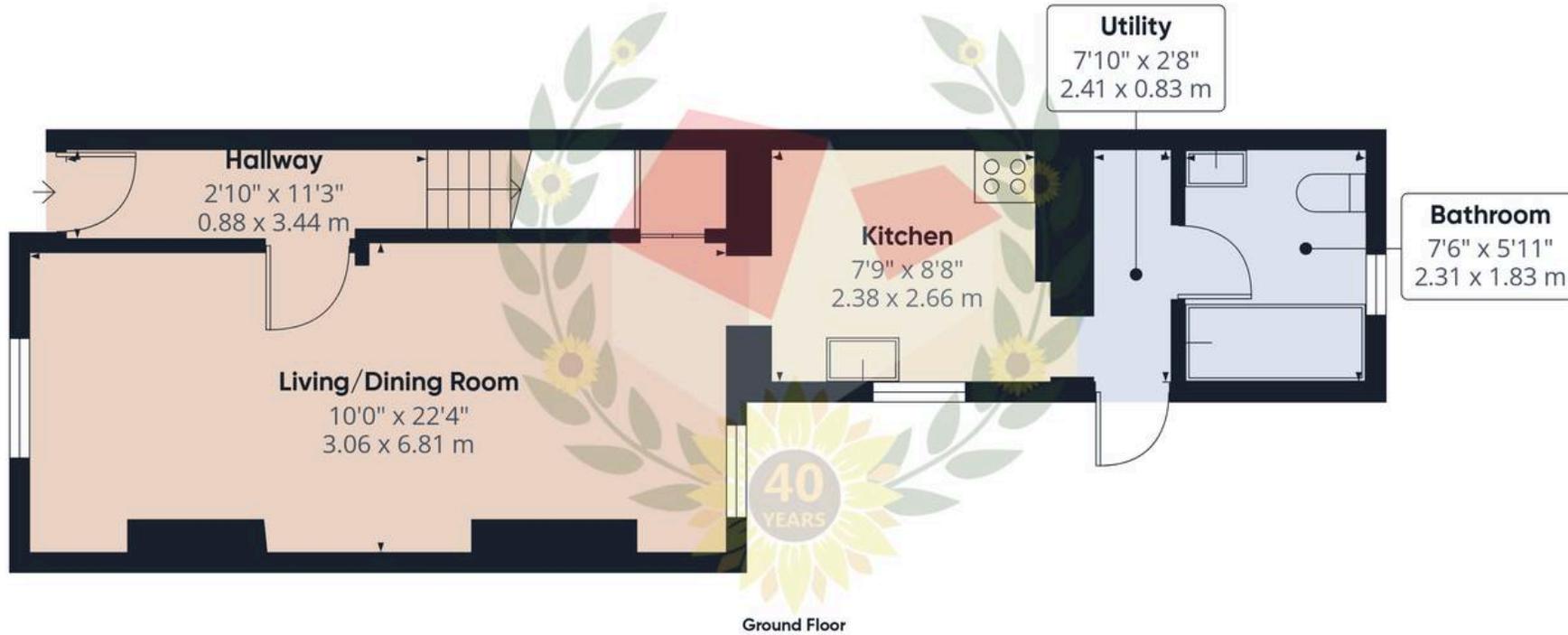
**Bedroom Two**

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<sup>(1)</sup>

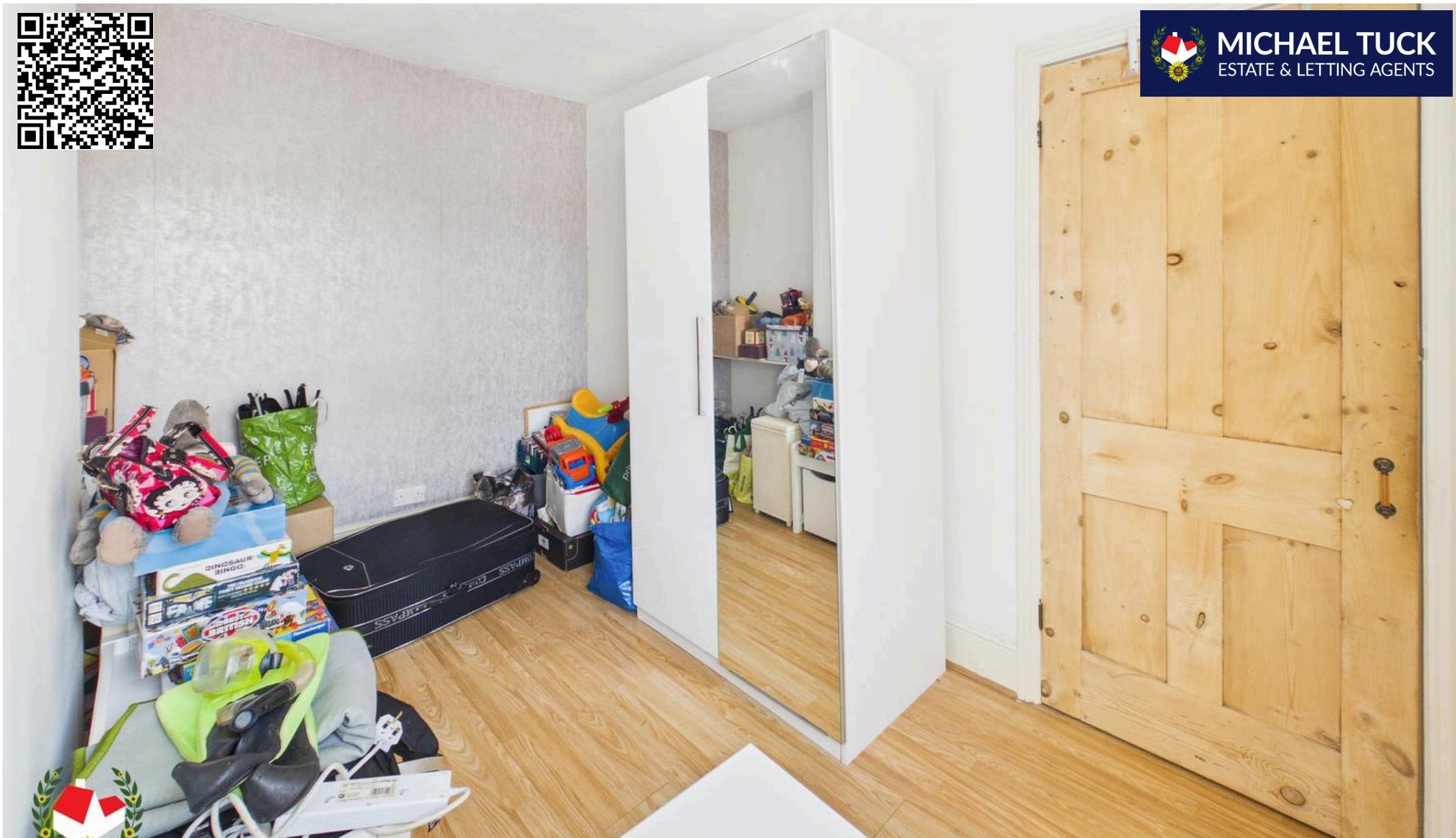
739 ft<sup>2</sup>

68.7 m<sup>2</sup>



(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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