



# MICHAEL TUCK

The Agent with 5 star customer service



## Whitewell Close, Barnwood, Gloucester, GL4 3TT

2 Bedroom End Terrace House

**Guide Price £215,000**

2 Bedroom end terrace  
Large Garden  
Cul de sac Location  
Gas central Heating  
Off road Parking

Ideal First Time Buy  
Viewings Strongly Advise  
EPC TBA

**01452 612020**

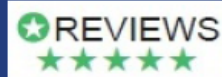
**Michael Tuck Abbeymead**

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[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

**Abbeymead**

Sales 01452 612020  
Lettings 01452 543061

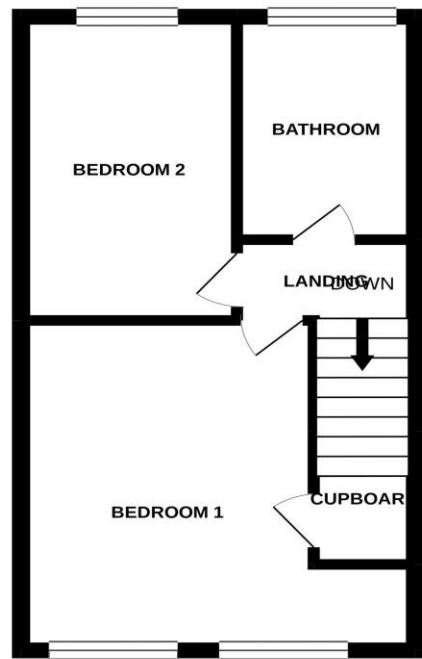
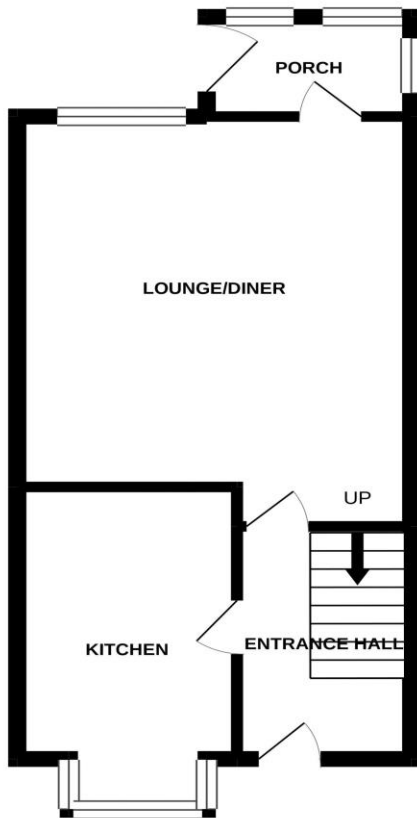






**GROUND FLOOR**  
340 sq.ft. (31.5 sq.m.) approx.

**1ST FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.



**TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

**Lounge** 14' 10" x 12' 11" (4.52m x 3.94m)

**Kitchen** 8' 9" x 6' 11" (2.66m x 2.12m)

**Bedroom 1** 11' 2" x 10' 0" (3.41m x 3.04m)

**Bedroom 2** 11' 4" x 7' 0" (3.46m x 2.14m)

**Bathroom** 8' 4" x 4' 11" (2.55m x 1.51m)

#### **DRAFT DETAILS – AWAITING VENDORS APPROVAL**

**Please note that these are draft details awaiting vendor approval**

### **Viewing Strictly Through the Agent**

Please call us on 01452 612020 or email [estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk) to make an appointment.

### **Letting?**

If you are interested in purchasing this property as an investment and would like advice on rental figures, please call our Lettings Department on 01452 543061.

### **Selling?**

Call us for a free no obligation valuation. Selling property in your area since 1983!

#### **Please Note**

Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purpose only. **Not to scale.** In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. Michael Tuck Estate Agents have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. These details are issued on condition that all negotiations are conducted via Michael Tuck Estate Agents.

#### **Referral Fees**

Conveyancers: We always recommend purchasers to use Cotswold Conveyancing Centre, Tayntons Solicitors or Lane & Co. It is your decision whether you choose to deal with Cotswold Conveyancing, Tayntons or Lane & Co. Should you choose to use Cotswold Conveyancing, Tayntons or Lane & Co you should know that we would receive a referral fee of £100 from them for recommending you to them.

Financial Services: We always recommend purchases to use Warren and Company. It is your decision whether you choose to deal with Warren and Company. In making that decision, you should know that we receive on average £100 from them from them if you decide to use them for your mortgage.

Last updated 01 September 2021