



**Corncroft Lane, St.Leonards Park,
Gloucester, GL4 6XU**

Freehold

£294,000

**40 Corncroft Lane, St.Leonards Park ,
Gloucester, Gloucestershire, GL4 6XU**

£294,000

Freehold. Council Tax Band C



3 Bedrooms



1 Bathrooms



1 Receptions

Features

- * DETACHED
- * THREE BEDROOMS
- * UTILITY
- * WELL PRESENTED
- * CABIN
- * AMPLE OFF ROAD PARKING
- * CLOSE TO AMENITIES
- * EPC TBC COUNCIL TAX C

Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

*** THREE BEDROOM DETACHED HOUSE, WELL PRESENTED THROUGHOUT, AMPLE OFF ROAD PARKING *** Well presented THREE bedroom DETACHED house perfect for growing families or those who appreciate extra space. Situated within the garden is a detached cabin which is perfect for a home office, creative studio, or a private guest space. The property boasts a spacious driveway with enough parking for multiple vehicles, making it ideal for households with multiple cars or for hosting guests without worry. Internally the property consists of; entrance hallway, lounge, kitchen/dining room, utility, three bedrooms and a bathroom. Externally the property consists of: a spacious driveway with off road parking for multiple cars, enclosed rear garden and a large cabin. Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,250pcm please contact Michael Tuck Lettings in Abbeymead for more details. Early interest is sure to be keen so call us today on 01452 612020 to book your viewing and avoid missing out! Offered For Sale by Michael Tuck Estate Agents, Abbeymead. To avoid missing out, call us today on 01452 612020 to book your viewing.

Entrance Hall

Lounge 10' 8" x 14' 5" (3.25m x 4.39m)

Kitchen Diner 18' 7" x 8' 5" (5.66m x 2.56m)

Utility 7' 4" x 7' 1" (2.23m x 2.16m)

Bedroom One 11' 4" x 11' 5" (3.45m x 3.48m)

Bedroom Two 11' 10" x 8' 9" (3.60m x 2.66m)

Bedroom Three 7' 0" x 8' 1" (2.13m x 2.46m)

Bathroom 6' 9" x 5' 3" (2.06m x 1.60m)

Cabin 12' 1" x 12' 1" (3.68m x 3.68m)

Additional Information From Seller

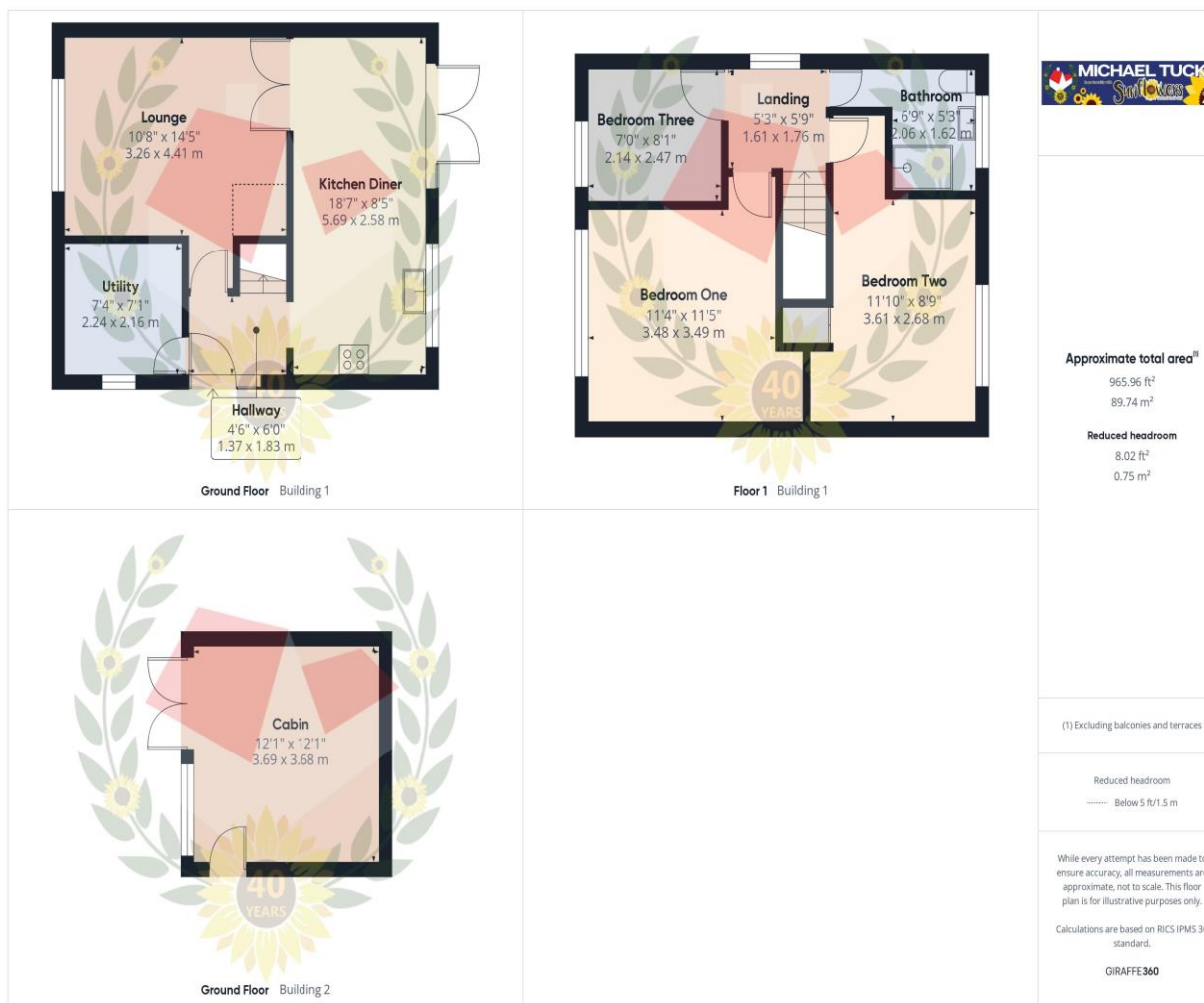
Utilities

- | | |
|---------------|--------------------|
| • Electricity | – mains |
| • Gas | – mains |
| • Water | – mains |
| • Sewerage | – mains |
| • Broadband | – Fibre to Cabinet |









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.
Unauthorised reproduction prohibited

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.

