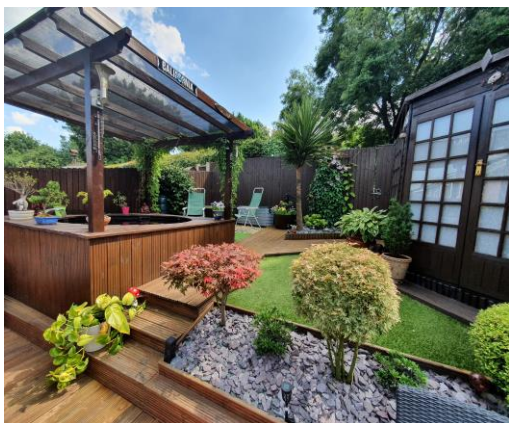




# MICHAEL TUCK

The Agent with 5 star customer service



## Well Cross Road, Robinswood, Gloucester, GL4 6RA

3 Bedroom Semi Detached House

**£275,000**

STUNNING 3 BEDROOM SEMI  
FANTASTIC VIEWS  
DRIVE AND GARAGE  
WELL PRESENTED THROUGHOUT  
LANDSCAPED GARDEN

LOCATED ON THE BASE OF  
ROBINSWOOD HILL  
GAS CENTRAL HEATING  
EPC C  
UPVC DOUBLE GLAZING

**01452 612020**

**Michael Tuck Abbeymead**

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

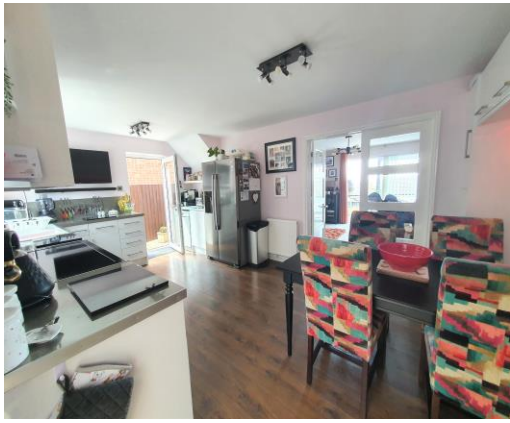
[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

**Abbeymead**

Sales 01452 612020  
Lettings 01452 543061







## Description

LOOKING FOR A STUNNING 3 BEDROOM SEMI WITH FANTASTIC VIEWS ?????? MICHAEL TUCK ARE PLEASED TO OFFER FOR SALE THIS FANTASTIC PROPERTY THAT MUST BE VIEWED OFFERING FAR REACHING VIEWS OVER GLOUCESTER. LOCATED ON THE LOWER SLOPES OF ROBINSWOOD HILL., CLOSE TO THE NATURE RESERVE. THE CURRENT OWNERS HAVE DONE A GREAT JOB ON MODERNISING THE WHOLE PROPERTY WHICH IN OUR OPINION IS READY TO MOVE IN TOO. OUTSIDE YOU WILL FIND A BEAUTIFUL SOUTHERLY FACING LANDSCAPED GARDEN WITH DECKED AREA AND POND. TO THE FRONT THERE IS A SINGLE GARAGE AND DRIVE WAY PLEASE CALL 612020 TO BOOK YOUR VISIT YOU WONT BE DISAPPOINTED

**Lounge** 17' 3" x 13' 9" (5.26m x 4.20m)

**Kitchen/Diner** 17' 4" x 10' 9" (5.29m x 3.27m)

**Conservatory / Utility Room** 9' 2" x 8' 11" (2.79m x 2.71m)

**Bedroom 1** 14' 1" x 10' 1" (4.28m x 3.07m)

**Bedroom 2** 10' 6" x 10' 6" (3.20m x 3.19m)

**Bedroom 3** 10' 11" x 7' 1" (3.32m x 2.16m)

**Bathroom** 6' 7" x 5' 4" (2.01m x 1.63m)

## 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.

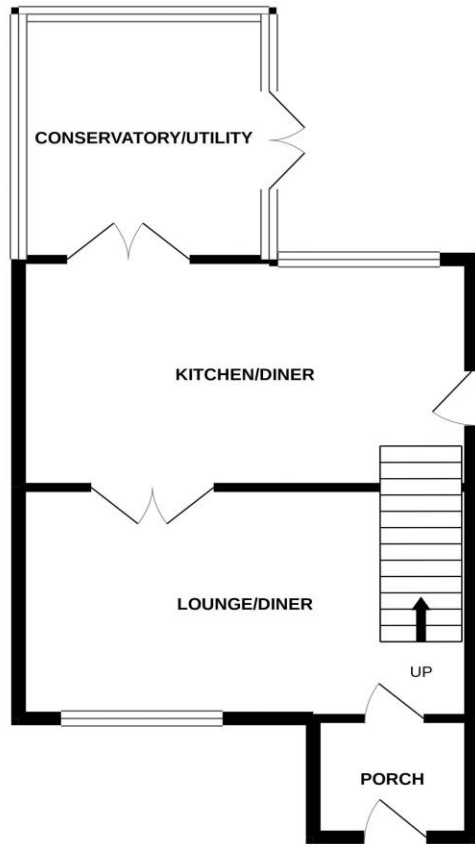
## Letting?

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.

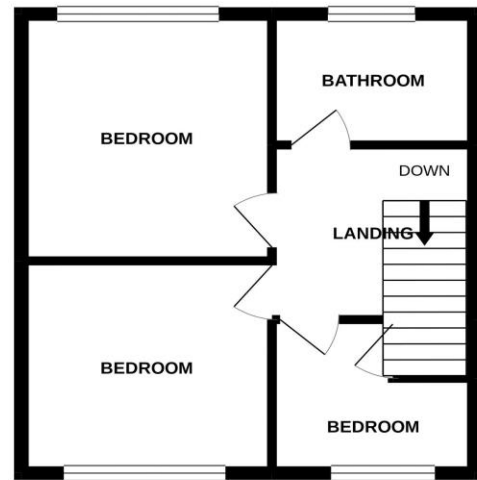
## Selling?

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

GROUND FLOOR



1ST FLOOR



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.  
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### 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.