



MICHAEL TUCK

The Agent with 5 star customer service



Sparrow Hawk Way, Brockworth, Gloucester, GL3 4QA

4 Bedroom Detached House

Offers in Excess of £325,000

DETACHED HOUSE
KITCHEN/FAMILY ROOM
GARAGE (LEASEHOLD)
EN-SUITE
DOUBLE GLAZED THROUGHOUT

GAS CENTRAL HEATING
SOUTH FACING GARDEN
EPC : C

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Michael Tuck Abbeymead

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www.michaeltuck.co.uk

Abbeymead

Sales 01452 612020

Lettings 01452 543061





Description

A very well presented 4 bedroom detached home in a popular location must be viewed !!!!! The property comprises entrance hall, cloak room good sized lounge and spacious kitchen/diner/family room and on the first floor 4 bedrooms, ensuite and family bathroom. The whole is very well presented and has recently had a modern kitchen installed. Outside there is a good size landscaped sunny garden with driveway and garage to the side.

Entrance Hall

Living Room 21' 5" x 17' 4" (6.53m x 5.28m)

Kitchen/Family Room 19' 2" x 17' 2" (5.85m x 5.24m)

Bedroom 1 14' 9" x 10' 10" (4.5m x 3.29m)

En-suite

Bedroom 2 11' 0" x 10' 2" (3.36m x 3.11m)

Bedroom 3 8' 5" x 8' 1" (2.56m x 2.46m)

Bedroom 4 6' 11" x 6' 3" (2.11m x 1.9m)

Bathroom

Viewing Strictly Through the Agent

Please call us on 01452 612020 or email estates.abbeymead@michaeltuck.co.uk to make an appointment.

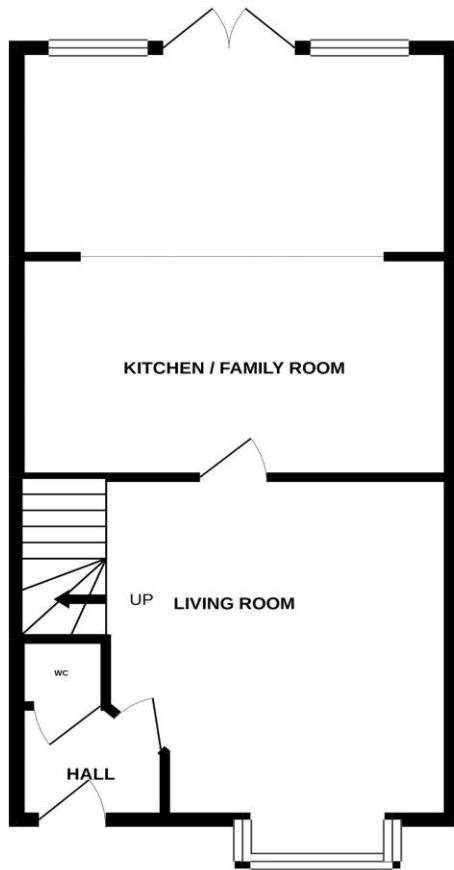
Letting?

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.

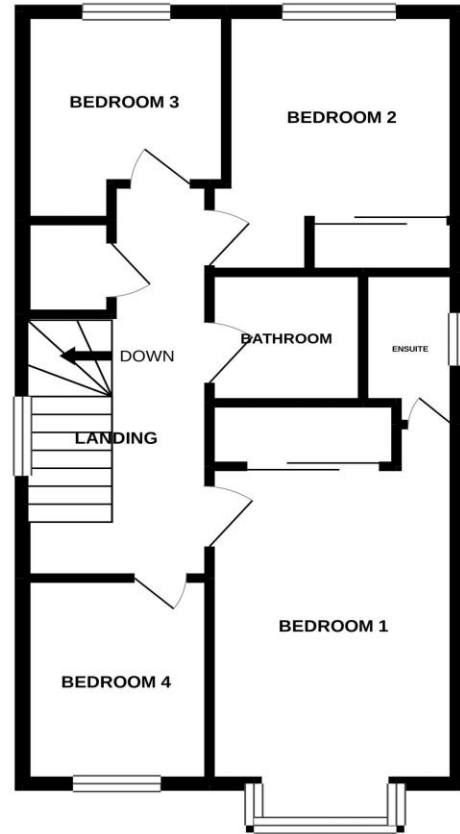
Selling?

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.