



**Curlew Road, Abbeydale, Gloucester,
GL4 4TF**

Freehold

£245,000

**91 Curlew Road, Abbeydale,
Gloucester, Gloucestershire, GL4 4TF**

£245,000

Freehold. Council Tax Band B



3 Bedrooms



1 Bathrooms



1 Receptions

Features

- * EXTENDED
- * TWO RECEPTION ROOMS
- * SHOWER ROOM AND BATHROOM
- * IN NEED OF MODERNISATION
- * CONSERVATORY
- * REAR ENCLOSED GARDEN
- * GARAGE AND OFF ROAD PARKING
- * EPC C COUNCIL TAX B

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The Property

*** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE, GARAGE AND OFF ROAD PARKING *** THREE bedroom EXTENDED semi-detached house offers an incredible opportunity for buyers looking to put their own stamp on a property. A key highlight of this property is the single-storey extension, which has transformed the kitchen into a spacious kitchen-diner, making it an ideal setting for family meals, entertaining guests, or simply enjoying the extra room. Outside benefits to the property include enclosed rear garden, off road parking and a single detached garage. Situated within a popular location, this home provides the perfect balance of space, convenience, and potential. Internally the property consists of; entrance hallway, lounge, kitchen, dining room, conservatory, shower room, three bedroom and a family bathroom. Externally the property consists of; Rear enclosed garden, single detached garage and off road parking. Potential rental value of £1,250pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

Entrance Hallway

Lounge 11' 6" x 16' 8" (3.50m x 5.08m)

Kitchen/Diner 16' 10" x 9' 8" (5.13m x 2.94m)

Shower Room 2' 9" x 8' 1" (0.84m x 2.46m)

Conservatory 7' 8" x 7' 11" (2.34m x 2.41m)

First Floor Landing

Bedroom 1 10' 1" x 13' 2" (3.07m x 4.01m)

Bedroom 2 8' 8" x 10' 3" (2.64m x 3.12m)

Bedroom 3 7' 4" x 8' 9" (2.23m x 2.66m)

Bathroom 8' 7" x 5' 2" (2.61m x 1.57m)

Additional information from the vendor

Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to premises









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