



Woodcock Close, Abbeydale,  
Gloucester, GL4 4WT

Freehold

£300,000



**53 Woodcock Close, Abbeydale,  
Gloucester, Gloucestershire, GL4 4WT**

**£300,000**

Freehold. Council Tax Band C



**4 Bedrooms**



**1 Bathrooms**



**1 Receptions**

#### Features

- \* NO ONWARD CHAIN
- \* FOUR BEDROOMS
- \* SEMI DETACHED
- \* POPUKAR LOCATION
- \* SOUTH WEST FACING GARDEN
- \* OFF ROAD PARKING
- \* GARAGE
- \* EPC C COUNCIL TAX C

#### Michael Tuck Estate and Letting Agents

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#### The Property

\*\*\* NO ONWARD CHAIN FOUR BEDROOM SEMI DETACHED HOUSE SOUTH WEST FACING GARDEN GARAGE AND OFF ROAD PARKING\*\*\* Well-presented FOUR bedroom SEMI DETACHED home, offers the perfect blend of space, convenience, and comfort and is offered to the market CHAIN FREE! A key feature of this home is its southwest-facing garden, providing a sun-filled outdoor space perfect for entertaining, gardening, or simply unwinding. The property also benefits from a garage and off-road parking. Situated in a highly desirable area, this property provides easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike. Internally the property consists of; Entrance hallway, lounge, study, kitchen, dining room, four bedrooms, toilet and bathroom. Externally the property consists of; South west facing garden, garage and off road parking.

Property for sale through Michael Tuck Estate Agents.

Approximate potential rental value of £1,325pcm please contact Michael Tuck Lettings in Abbeymead for more details.

To arrange a viewing call us today on 01452 612020.

#### Entrance Hall

**Lounge** 13' 8" x 10' 3" (4.16m x 3.12m)

**Study** 7' 11" x 9' 1" (2.41m x 2.77m)

**Dining Room** 10' 6" x 13' 9" (3.20m x 4.19m)

**Kitchen** 10' 10" x 10' 6" (3.30m x 3.20m)

#### Landing

**Bedroom One** 10' 5" x 10' 5" (3.17m x 3.17m)

**Bedroom Two** 10' 6" x 7' 9" (3.20m x 2.36m)

**Bedroom Three** 8' 11" x 7' 8" (2.72m x 2.34m)

**Bedroom Four** 8' 10" x 6' 8" (2.69m x 2.03m)

**WC** 5' 9" x 2' 8" (1.75m x 0.81m)

**Bathroom** 5' 8" x 6' 7" (1.73m x 2.01m)

#### Additional Information

##### Utilities

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











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