



MICHAEL TUCK
ESTATE & LETTING AGENTS



22 James Grieve Road, Abbeymead

Gloucester

£385,000

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Abbeymead, Gloucester

*** Chain Free, Four Bedroom Detached, Extended Family Home, Two Reception Rooms, Off Road Parking and Garden***

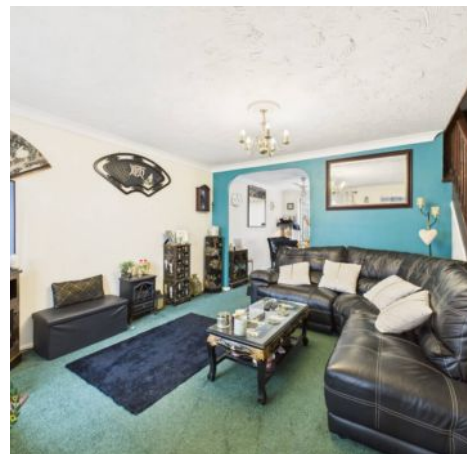
We are delighted to offer this fantastic detached family home, situated in the highly desirable and well-established area of Abbeymead. The property enjoys a prime location with excellent access to a wide range of local amenities, reputable schools, and convenient transport links, including the M5 motorway, ensuring effortless commuting to nearby towns and cities.

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Detached Family Home
- Four Bedrooms
- Extended
- Two Reception Rooms
- Ensuite Bathroom
- Garden
- Chain Free
- Off Road Parking
- EPC Rating B



Entrance Hall

Dimensions: 3' 7" x 2' 10" (1.09m x 0.86m).

Cloakroom

Dimensions: 6' 7" x 2' 8" (2.01m x 0.81m).

Lounge

Dimensions: 12' 8" x 14' 4" (3.86m x 4.37m).

Dining Room

Dimensions: 11' 3" x 7' 5" (3.43m x 2.26m).

Kitchen

Dimensions: 11' 4" x 6' 10" (3.45m x 2.08m).

Utility room

Dimensions: 4' 8" x 7' 10" (1.42m x 2.39m).

Storeroom/playroom

Dimensions: 12' 8" x 7' 10" (3.86m x 2.39m).

Bedroom One

Dimensions: 17' 10" x 8' 0" (5.43m x 2.44m).

Ensuite

Dimensions: 4' 4" x 7' 10" (1.32m x 2.39m).

Bathroom

Dimensions: 4' 4" x 7' 10" (1.32m x 2.39m).

Bedroom Two

Dimensions: 13' 0" x 7' 8" (3.96m x 2.34m).

Bedroom Three

Dimensions: 9' 0" x 7' 7" (2.74m x 2.31m).

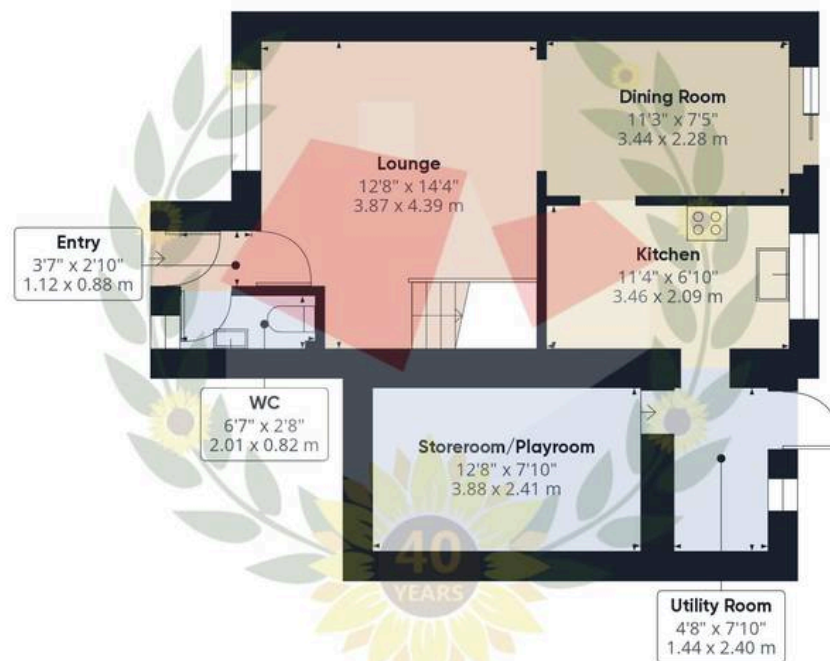
Bedroom Four

Dimensions: 6' 11" x 6' 7" (2.11m x 2.01m).

Additional Information

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet





Ground Floor

Approximate total area⁽¹⁾

1013.21 ft²

94.13 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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