



Bodenham Field, Abbeymead,  
Gloucester, GL4 5TP

**£275,000**



**46 Bodenham Field, Abbeymead,  
Gloucester, Gloucestershire, GL4 5TP**

**£275,000**

. Council Tax Band B



**3 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* IMMACULATE THROUGHOUT
- \* THREE BEDROOMS
- \* CLOAKROOM
- \* KITCHEN/DINER
- \* REAR ENCLOSED GARDEN
- \* TWO ALLOCATED PARKING SPACES
- \* POPULAR LOCATION
- \* EPC C COUNCIL TAX B

### Michael Tuck Estate and Letting Agents

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### The Property

\*\*\* THREE BEDROOM TERRACED HOUSE  
CLOAKROOM TWO OFF ROAD PARKING SPACES \*\*\*  
This modern and beautifully presented three-bedroom terraced home is perfect for those seeking style, space, and convenience. The property features a spacious lounge filled with natural light, creating a warm and inviting atmosphere ideal for relaxing or entertaining. The contemporary kitchen diner opens onto a low-maintenance rear garden, offering a seamless flow for indoor-outdoor living. Upstairs, you'll find two generously sized double bedrooms and a versatile third room, perfect as a nursery, home office, or guest room plus a well appointed family bathroom. A downstairs cloakroom adds everyday practicality, and two private off-road parking spaces ensure parking is never a problem. Set within walking distance of local parks and everyday amenities, this home combines comfort and location in one desirable package. Internally the property consists of; Downstairs - entrance hallway, lounge, kitchen/diner, cloakroom. Upstairs - two double bedrooms, one single bedroom and a family bathroom. Externally the property consists of; rear enclosed garden and two allocated off road parking spaces. Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,300pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

### Entrance Hallway

**Lounge** 14' 0" x 13' 0" (4.26m x 3.96m)

**Kitchen/Diner** 17' 4" x 8' 0" (5.28m x 2.44m)

**Cloakroom** 5' 10" x 3' 9" (1.78m x 1.14m)

### First Floor Landing

**Bedroom 1** 7' 10" x 13' 11" (2.39m x 4.24m)

**Bedroom 2** 10' 7" x 11' 6" (3.22m x 3.50m)

**Bedroom 3** 9' 3" x 7' 10" (2.82m x 2.39m)

**Bathroom** 6' 5" x 6' 0" (1.95m x 1.83m)

### Additional Information from Vendor

#### Utilities

- Electricity – Mains
- Gas – Mains
- Water – Mains
- Sewerage – Mains











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