



**Baptist Close, Abbeymead, Gloucester,  
GL4 5GD**

Freehold

**£300,000**



**39 Baptist Close, Abbeymead,  
Gloucester, Gloucestershire, GL4 5GD**

**£300,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**2 Bathrooms**



**2 Receptions**

#### Features

- \* No Onward Chain
- \* En-Suite To Master
- \* Conservatory
- \* Enclosed Private Rear Garden
- \* Sought After Location
- \* Downstairs Cloakroom
- \* Garage & Off Road Parking
- \* Energy Rating TBC & Council Tax C

#### Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

[estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk)

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

#### The Property

Three Bedroom Semi Detached House In Abbeymead With No Onward Chain A fantastic home located on a sought-after and peaceful no-through road in Abbeymead, offering excellent access to local amenities. In brief the property comprises of; entrance hall, downstairs cloak room, kitchen/breakfast room, lounge, conservatory, first floor landing with heated airing cupboard, three bedrooms two of which have built in wardrobes, family bathroom and en-suite to master. Further benefits include; double glazing, modern gas central heating with wireless and internet control, private enclosed rear garden, garage and off road parking for multiple cars! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,300 pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To arrange a viewing call us today on 01452 612020.

#### Entrance Hall

**WC** 4' 8" x 2' 6" (1.41m x 0.76m)

**Kitchen/Diner** 12' 3" x 8' 4" (3.74m x 2.55m)

**Living Room** 10' 8" x 15' 7" (3.24m x 4.75m)

**Conservatory** 7' 9" x 10' 5" (2.35m x 3.18m)

**Garage** 17' 2" x 8' 8" (5.22m x 2.63m)

#### Landing

**Bedroom 1** 10' 4" x 8' 3" (3.14m x 2.52m)

**En-suite** 7' 5" x 5' 0" (2.27m x 1.52m)

**Bedroom 2** 8' 4" x 8' 6" (2.54m x 2.59m)

**Bedroom 3** 8' 4" x 6' 1" (2.54m x 1.86m)

**Bathroom** 6' 4" x 5' 6" (1.93m x 1.68m)

#### Additional Information From Vendor

##### Utilities

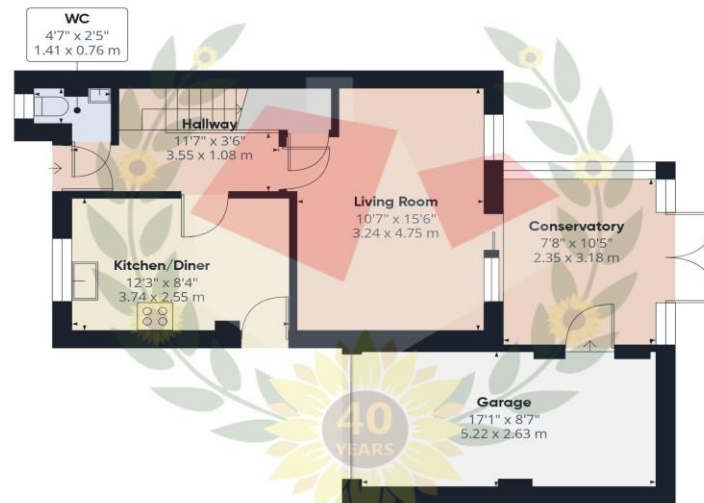
- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to Cabinet



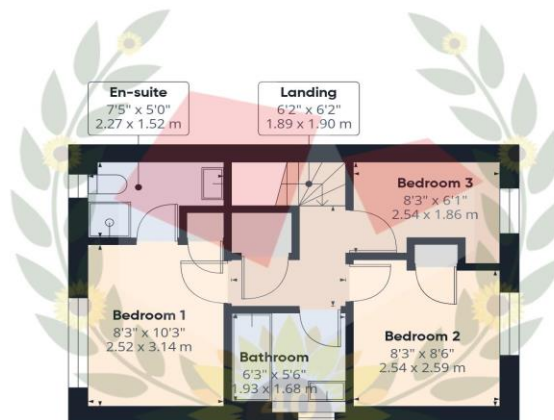








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

913 ft<sup>2</sup>  
84.9 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

### FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.

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