



Kinmoor, Abbeydale, Gloucester, GL4

5XN

Freehold

£450,000



**18 Kinmoor, Abbeydale, Gloucester,  
Gloucestershire, GL4 5XN**

**£450,000**

Freehold. Council Tax Band D



**4 Bedrooms**



**2 Bathrooms**



**3 Receptions**

### Features

- \*No Onward Chaim \* Three Reception Rooms
- \*Modern Fitted Shower Room & Bathroom
- \*Enclosed Spacious Rear Garden
- \*Corner Plot \* Immaculate Condition
- \*Double Garage and Off Road Parking \*
- Energy Rating A & Council Tax D
- \* \*

### Michael Tuck Estate and Letting Agents

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### The Property

Immaculate Four Bedroom Detached Family Home With No Onward Chain In Abbeydale! A well-presented executive detached family home occupying a desirable corner plot on a quiet no through road, featuring a double garage and convenient access to a wide range of local amenities. An ideal opportunity for the growing family! In brief the property comprises of; Entrance hall, downstairs cloakroom, modern fitted kitchen/diner, family room, lounge, conservatory, four bedrooms, modern fitted shower room and bathroom. Further benefits include; upvc double glazing, brand new 'Worcester' combination boiler, solar panels, bi-fold doors to garden, double garage and off road parking for multiple cars! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,750 pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To arrange a viewing call us today on 01452 612020.

#### Entrance Hall

**Kitchen** 9' 3" x 8' 11" (2.83m x 2.73m)

**Dining Room** 12' 8" x 10' 11" (3.86m x 3.33m)

**Living Room** 14' 1" x 11' 7" (4.29m x 3.54m)

**Conservatory** 11' 8" x 8' 0" (3.56m x 2.43m)

**Play Room** 11' 0" x 8' 3" (3.36m x 2.51m)

**WC** 3' 8" x 5' 3" (1.11m x 1.61m)

#### Landing

**Bedroom 1** 12' 6" x 10' 11" (3.80m x 3.32m)

**Bedroom 2** 12' 5" x 10' 10" (3.79m x 3.30m)

**Bedroom 3** 9' 1" x 9' 0" (2.78m x 2.75m)

**Bedroom 4** 9' 3" x 8' 8" (2.81m x 2.64m)

**Shower Room** 5' 9" x 5' 3" (1.76m x 1.61m)

**Bathroom** 6' 3" x 5' 9" (1.91m x 1.75m)

**Garage** 17' 3" x 15' 8" (5.27m x 4.78m)

### Additional Information From Vendor Utilities

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

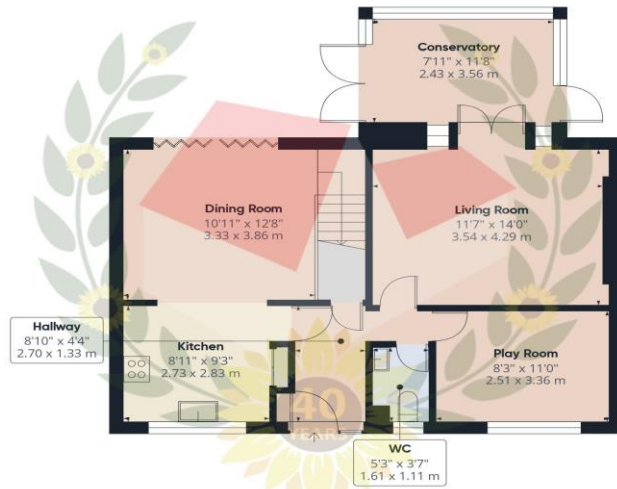




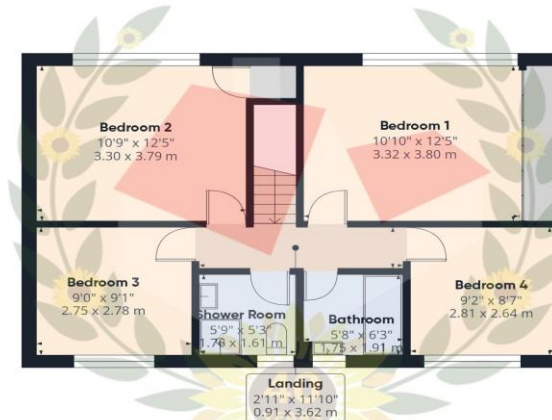




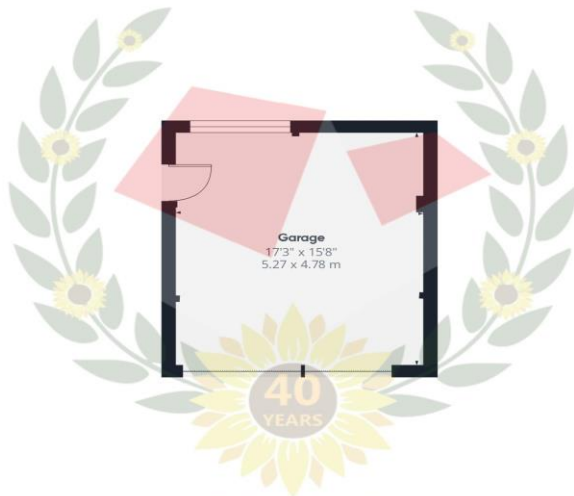




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1536 ft<sup>2</sup>  
142.7 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 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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### 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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