



Kinmoor, Abbeydale, Gloucester, GL4

5XN

Freehold

£280,000

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

£280,000

Freehold. Council Tax Band C



3 Bedrooms



1 Bathrooms



1 Receptions

Features

- * Well Presented Throughout
- * Modern Fitted Kitchen
- * Upvc Double Glazing Throughout
- * Enclosed Rear Garden
- * No Onward Chain
- * Spacious Lounge/Diner
- * Garage & Off Road Parking
- * Energy Rating TBC & Council Tax Band C

Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

Three Bedroom Semi Detached Property In Abbeydale With No Onward Chain! This immaculate property is situated on a quiet and popular no through road in Abbeydale which offers easy access to a range of local amenities. In brief the property comprises of; entrance porch, spacious lounge/diner, modern fitted kitchen, first floor landing, two double bedrooms, one single bedroom, bathroom and separate w.c. Further benefits include; upvc double glazing, modern gas central heating, enclosed rear garden, garage and off road parking for multiple cars! Due to the properties perfect location and well presented condition we recommend a viewing as soon as possible so you don't miss out! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,300pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To arrange a viewing call us today on 01452 612020.

Entrance Hall

Kitchen 9' 4" x 9' 0" (2.85m x 2.74m)

Lounge/Dining Room 20' 1" x 10' 11" (6.12m x 3.34m)

Garage 16' 2" x 7' 7" (4.92m x 2.32m)

Bedroom 1 10' 11" x 8' 1" (3.34m x 2.47m)

Bedroom 2 9' 0" x 8' 11" (2.74m x 2.72m)

Bedroom 3 10' 5" x 7' 7" (3.18m x 2.32m)

Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

W/C 5' 9" x 2' 10" (1.75m x 0.87m)

Information Provided From Seller

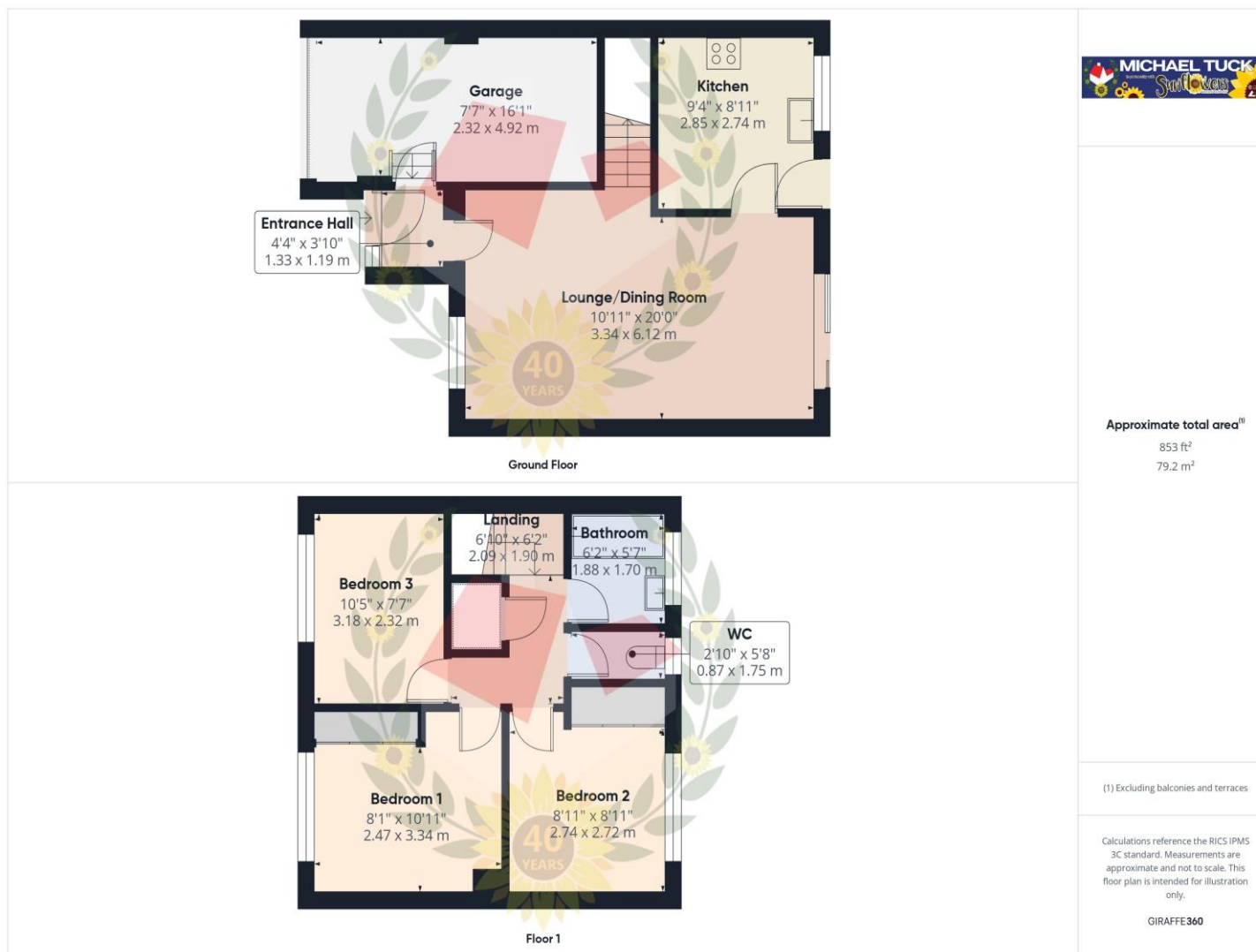
Utilities

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









FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

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

Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

