 **2 Kinmoor, Abbeydale**
Gloucester

Guide Price **£280,000**

2 Kinmoor

Abbeydale, Gloucester

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.

Council Tax band: C

Tenure: Freehold

- 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



Entrance Hall

Kitchen

9' 4" x 9' 0" (2.84m x 2.74m)

Lounge/Diner

20' 1" x 10' 11" (6.12m x 3.33m)

Garage

16' 2" x 7' 7" (4.93m x 2.31m)

First Floor Landing

Bedroom 1

10' 11" x 8' 1" (3.33m x 2.46m)

Bedroom 2

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

Bedroom 3

10' 5" x 7' 7" (3.18m x 2.31m)

Bathroom

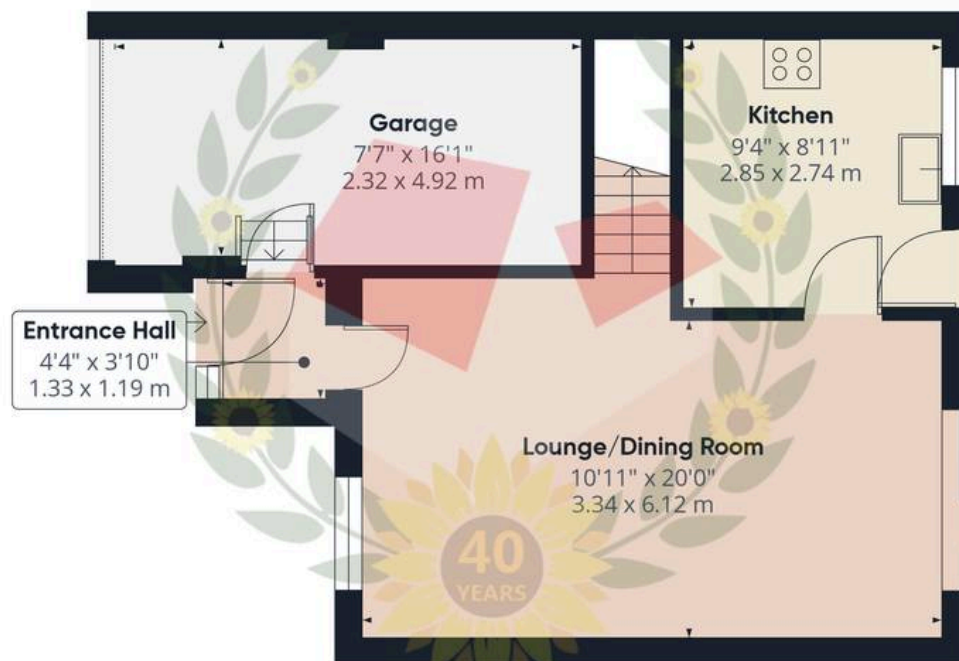
6' 2" x 5' 7" (1.88m x 1.70m)

W.C

Additional Information From Seller

Utilities • Electricity – Mains • Gas – Mains • Water – Mains •
Sewerage – Mains



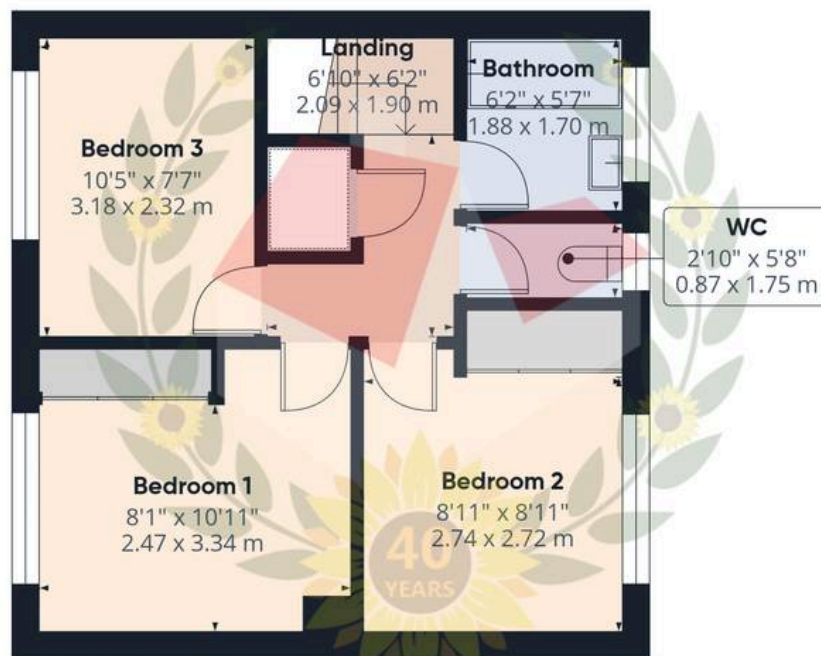


Ground Floor

Approximate total area⁽¹⁾

853 ft²

79.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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