



MICHAEL TUCK
ESTATE & LETTING AGENTS

111 Stonechat Avenue, Abbeydale

Gloucester

£275,000

111 Stonechat Avenue

Abbeydale, Gloucester

*** EXTENDED 3 BEDROOM SEMI DETACHED, NO ONWARD CHAIN, GARAGE ***

Now available to the market, this extended three bedroom semi detached house which has just been painted and decorated and is offered to the market CHAIN FREE! This property is with walking distance to a range of local amenities such as local schools, nurseries, shops, and doctors' surgeries.

Internally the property consists of; entrance hallway, open plan kitchen/dining room & living room, cloak room, three bedrooms and a family bathroom.

Externally the property consists of; rear enclosed garden, off road parking and single detached garage.

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. We highly advise a viewing of this fantastic property, to arrange yours call us today on 01452 612020.

- NO ONWARD CHAIN
- EXTENDED 3 BEDROOM HOUSE
- SEMI DETACHED
- GARAGE
- CLOAKROOM
- OPEN PLAN LIVING SPACE
- OFF ROAD PARKING
- EPC C COUNCIL TAX BAND B



Entrance Hall

Lounge

Dimensions: 11' 0" x 12' 9" (3.35m x 3.88m).

Dining Room

Dimensions: 8' 11" x 10' 0" (2.72m x 3.05m).

Kitchen

Dimensions: 17' 2" x 7' 1" (5.23m x 2.16m).

First Floor Landing

Bedroom 1

Dimensions: 9' 0" x 12' 7" (2.74m x 3.83m).

Bedroom 2

Dimensions: 9' 9" x 10' 5" (2.97m x 3.17m).

Bedroom 3

Dimensions: 7' 11" x 8' 2" (2.41m x 2.49m).

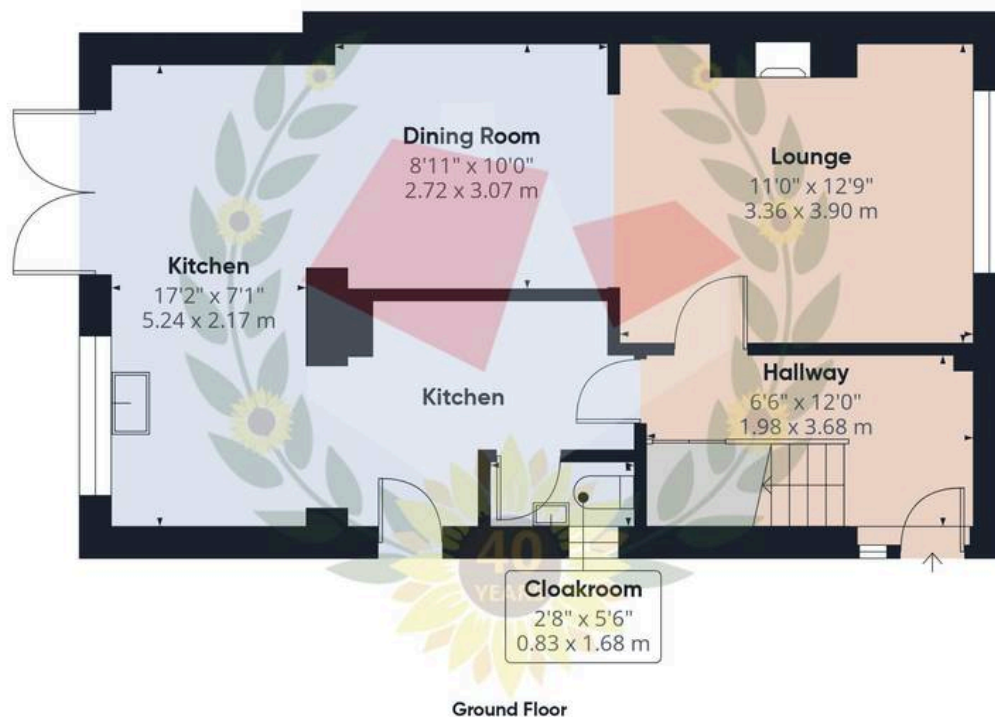
Family Bathroom

Dimensions: 7' 8" x 7' 0" (2.34m x 2.13m).

Additional Information From Vendor

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains

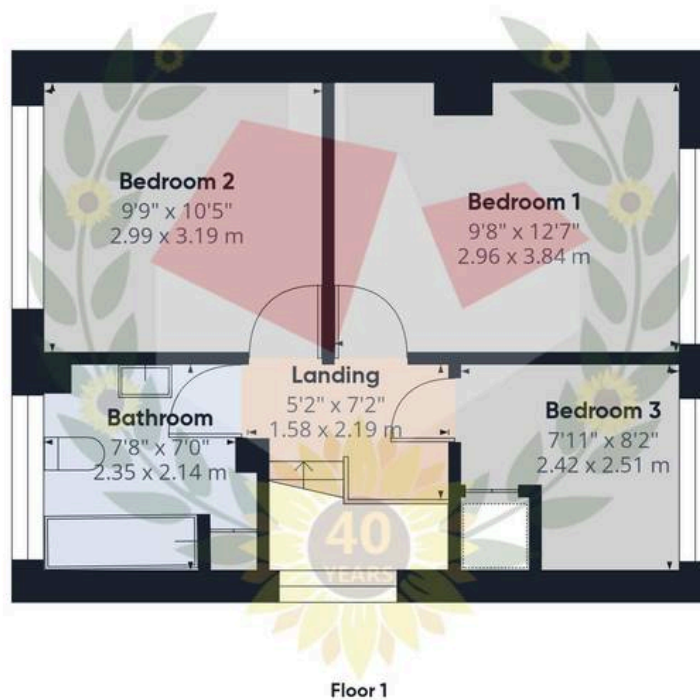




Approximate total area⁽¹⁾

896 ft²

83.2 m²



(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



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



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.