



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**61 Bay Tree Road, Abbeymead – GL4 5WD**

Gloucester

Guide Price **£395,000**



# 61 Bay Tree Road

Abbeymead, Gloucester

Well Presented Extended Three Bedroom Detached Family Home On A Sought After Road In Abbeymead.

This fantastic property is tucked away at the bottom of a popular and quiet no through road in Abbeymead which offers easy access to a range of local amenities.

In brief the property comprises of; entrance hall, downstairs cloakroom, lounge, kitchen, open plan family area, spacious dining room, first floor landing, three bedrooms, en-suite to master and family bathroom.

Further benefits include; upvc double glazing, modern gas central heating, enclosed private rear garden, garage and off road parking for three cars!

Potential rental value of £1,495 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

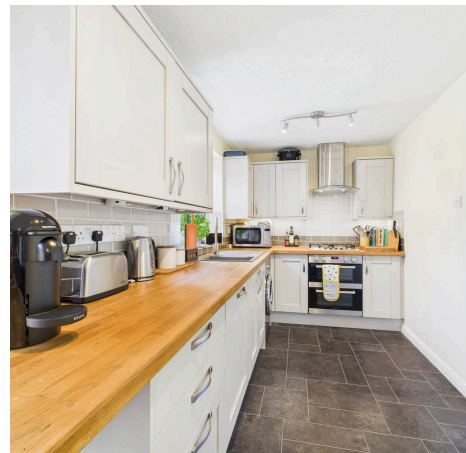
We expect keen interest so please get in touch to arrange your viewing with us on 01452 612020.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





- Sought After Location
- Immaculate Condition Throughout
- Extended
- Generous Sized Enclosed Rear Garden
- En-Suite To Master
- Open Plan Kitchen/Dining Space
- Garage & Off Road Parking For Three Cars
- Energy Rating TBC & Council Tax Band D

#### **Entrance Hall**

#### **Cloakroom**

#### **Kitchen**

14' 4" x 6' 10" (4.37m x 2.08m)

#### **Open Plan Family Area**

9' 8" x 7' 11" (2.95m x 2.41m)

#### **Dining Room**

13' 4" x 11' 11" (4.06m x 3.63m)

#### **First Floor Landing**

#### **Bedroom 1**

10' 5" x 10' 4" (3.18m x 3.15m)

#### **Bedroom 2**

#### **Bedroom 3**

8' 8" x 6' 11" (2.64m x 2.11m)

#### **Bathroom**

7' 5" x 5' 6" (2.26m x 1.68m)

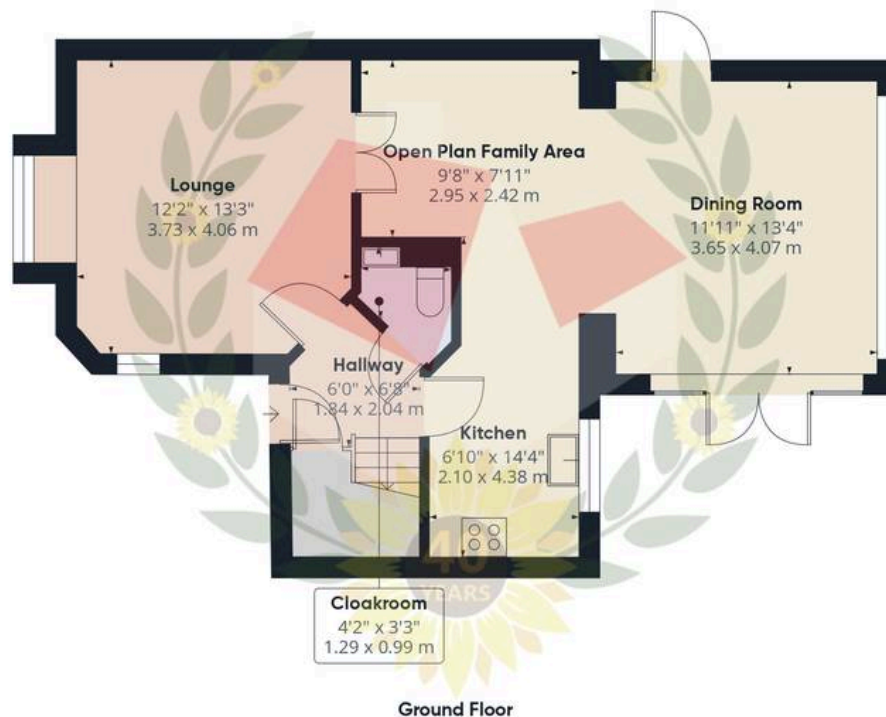
#### **Garage**

#### **Additional Information From Seller**

Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to premises



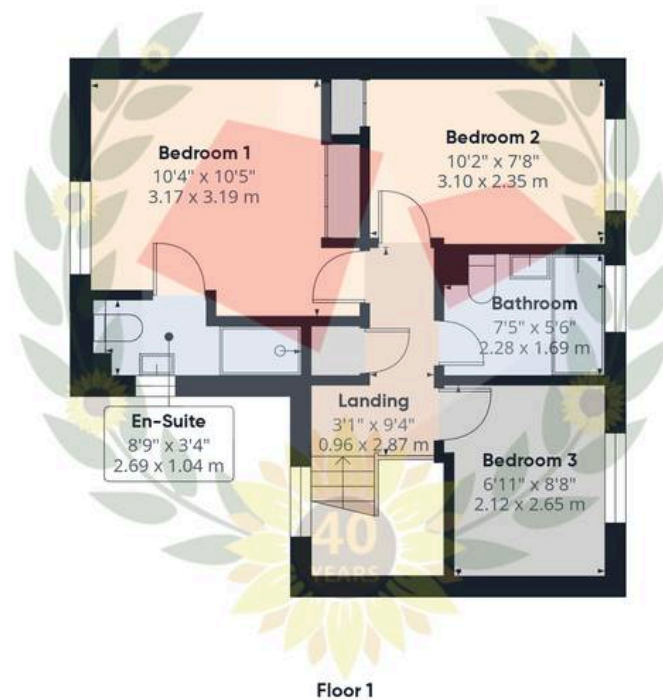




Approximate total area<sup>(1)</sup>

975 ft<sup>2</sup>

90.6 m<sup>2</sup>



(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.

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# Michael Tuck Estate & Letting Agents

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