



 **23 Eagle Way, Abbeydale – GL4 4WS**

Gloucester

Guide Price **£350,000**



# 23 Eagle Way

Abbeydale, Gloucester

Recently Renovated Three Bedroom Detached House In Abbeydale With No Onward Chain

This fantastic property is situated on a quiet no through road in Abbeydale which boasts easy access to a range of local amenities.

In brief the property comprises of; entrance hall, downstairs cloak room, spacious lounge/diner, conservatory, modern fitted kitchen, first floor landing, two double bedrooms, one single bedroom and a shower room.

Benefits include; upvc double glazing, gas central heating, enclosed rear garden, garage and off road parking!

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.

To arrange a viewing call us today on 01452 612020.

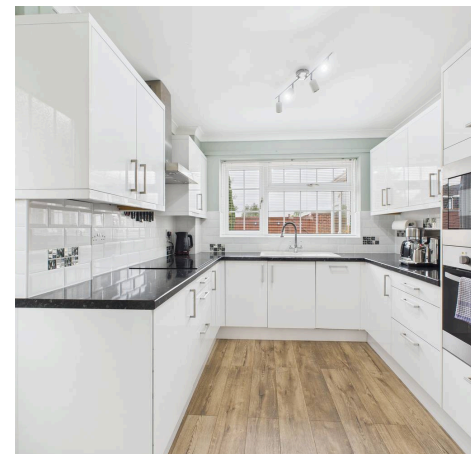
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Through Road Position
- Conservatory
- Downstairs Cloakroom
- Enclosed Landscaped Rear Garden
- Modern Fitted Kitchen





### Entrance Hall

### Cloakroom

### Lounge/Diner

24' 11" x 12' 2" (7.59m x 3.71m)

### Conservatory

11' 3" x 8' 9" (3.43m x 2.67m)

### Kitchen

10' 9" x 8' 10" (3.28m x 2.69m)

### First Floor Landing

### Bedroom 1

12' 2" x 10' 0" (3.71m x 3.05m)

### Bedroom 2

10' 0" x 9' 8" (3.05m x 2.95m)

### Bedroom 3

8' 9" x 8' 1" (2.67m x 2.46m)

### Shower Room

8' 6" x 6' 5" (2.59m x 1.96m)

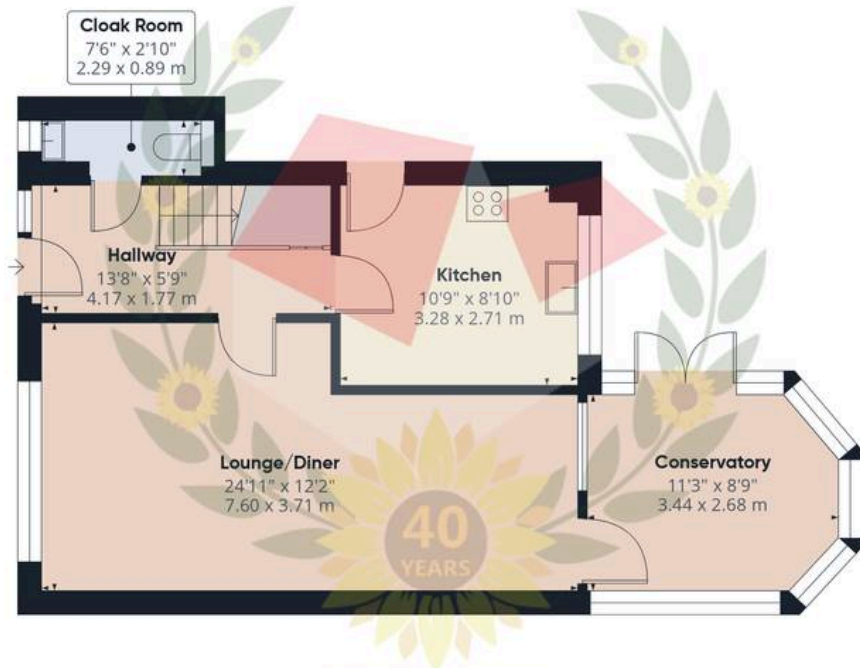
### Garage

17' 11" x 8' 0" (5.46m x 2.44m)

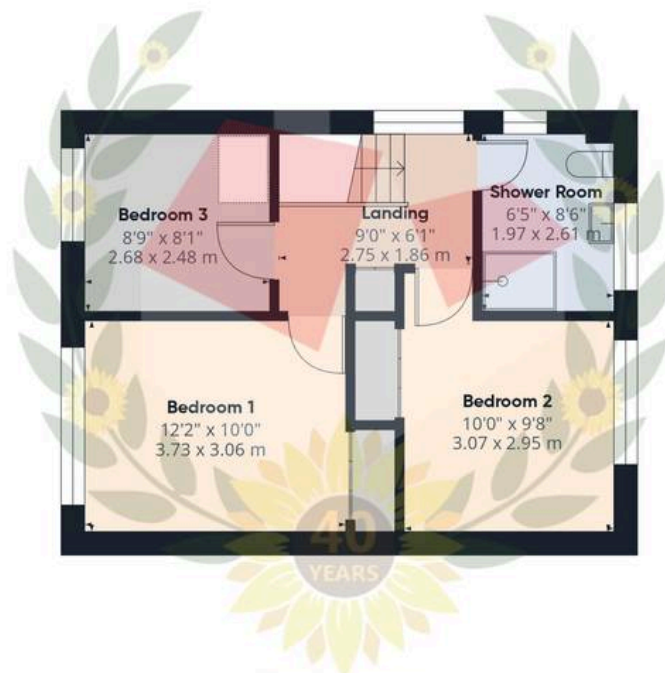
### Additional Information From Seller

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>

1123 ft<sup>2</sup>

104.2 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.

GIRAFFE360





## Michael Tuck Estate & Letting Agents

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