



MICHAEL TUCK
ESTATE & LETTING AGENTS

 **5 Rustic Close, Gloucester – GL4 4FT**

Gloucester

In Excess of £400,000

5 Rustic Close

Gloucester, Gloucester

Extended, versatile **five bedroom semi detached family home** with a fantastic amount of living space in a quiet no through road in Abbeydale

In brief the property comprises of; entrance hall, downstairs cloakroom, utility/shower room, reception/bedroom, lounge/diner, modern fitted kitchen, conservatory, five bedrooms and a family bathroom.

Further benefits include; upvc double glazing, modern gas central heating, private enclosed rear garden with side access, garage and off road parking!

This fantastic property offers easy access to a range of local amenities and would make the perfect family home!

Potential rental value of £1,600 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

Cloakroom

Utility/Shower Room

6' 3" x 4' 0" (1.91m x 1.22m)

Hall

Reception/Bedroom

16' 9" x 6' 11" (5.11m x 2.11m)

Lounge/Diner

17' 8" x 12' 11" (5.38m x 3.94m)

Kitchen

11' 7" x 10' 5" (3.53m x 3.18m)

Conservatory

9' 8" x 8' 10" (2.95m x 2.69m)

First Floor Landing

Bedroom 1

Bedroom 2

10' 6" x 9' 11" (3.20m x 3.02m)

Bedroom 3

9' 10" x 6' 11" (3.00m x 2.11m)

Bedroom 4

Bedroom 5

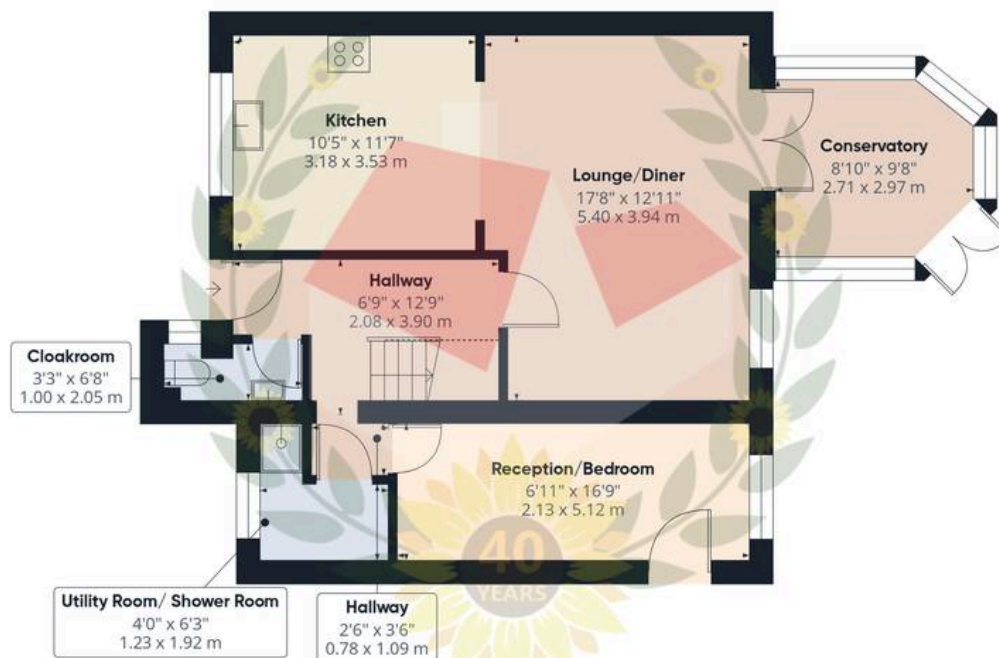
8' 6" x 7' 2" (2.59m x 2.18m)

Bathroom

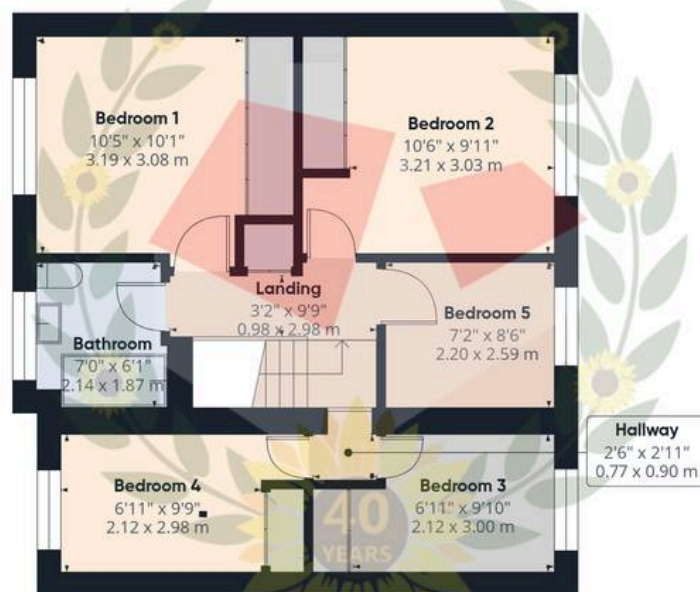
7' 0" x 6' 1" (2.13m x 1.85m)

Garage





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1252 ft²

116.3 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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