 **23 Wheatway, Abbeydale – GL4 5ET**  
Gloucester

Guide Price **£300,000**



## 23 Wheatway

Abbeydale, Gloucester

Corner Plot Three Bedroom Detached Bungalow In Abbeydale!

This fantastic property boasts easy access to a range of local amenities and also offers a lot of further scope due to its generous size plot!

In brief the property comprises of; entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and a bathroom.

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

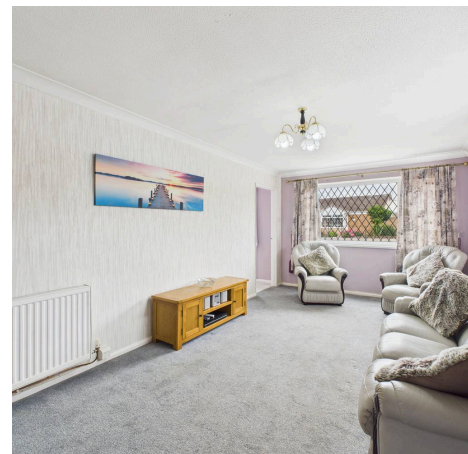
Offered to the market with NO ONWARD CHAIN!

Potential rental value of £1,350 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





- No Onward Chain
- Sought After Location
- Three Reception Rooms
- Enclosed Rear Garden
- Corner Plot
- Conservatory
- Garage & Off Road Parking
- Energy Rating C & Council Tax Band C

### Entrance Hall

### Lounge

17' 4" x 9' 11" (5.28m x 3.02m)

### Dining/Bedroom 3

8' 11" x 8' 10" (2.72m x 2.69m)

### Kitchen

8' 11" x 8' 6" (2.72m x 2.59m)

### Bedroom 1

11' 10" x 9' 10" (3.61m x 3.00m)

### Bedroom 2

9' 3" x 9' 1" (2.82m x 2.77m)

### Conservatory

12' 0" x 8' 2" (3.66m x 2.49m)

### Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

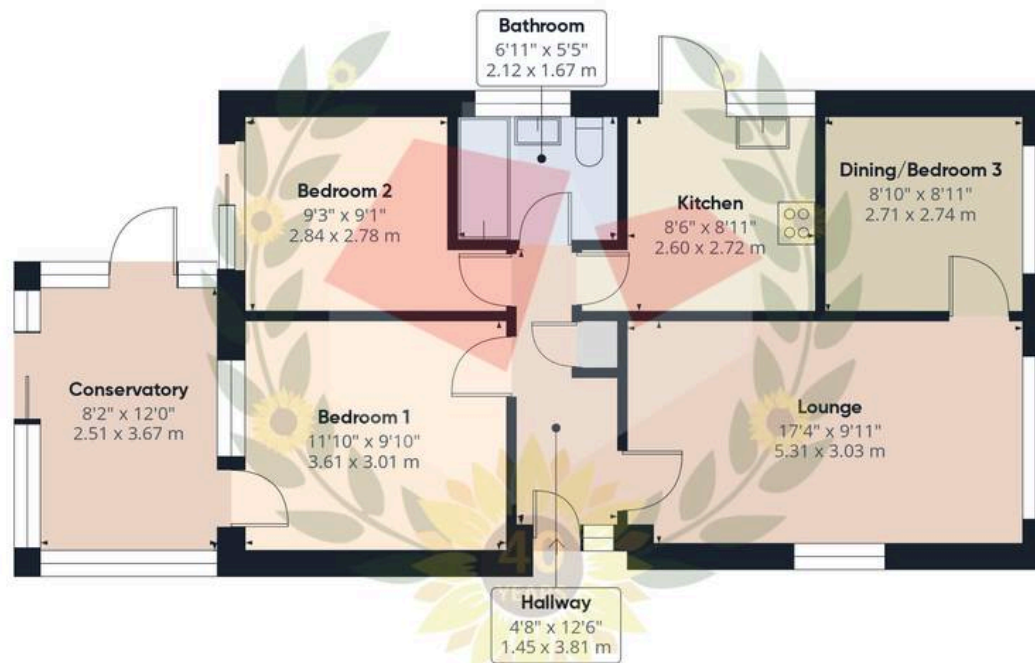
### Garage

19' 1" x 8' 10" (5.82m x 2.69m)

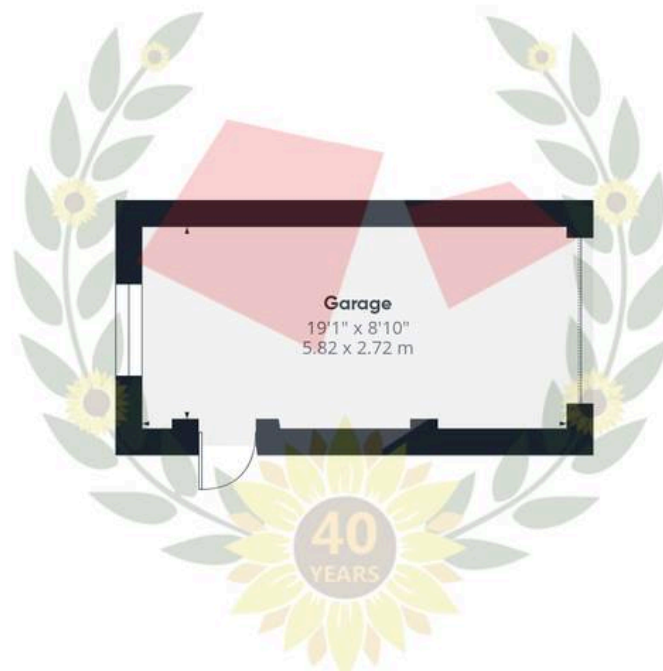
### Additional Information From Seller

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





Ground Floor Building 1



Ground Floor Building 2

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

917 ft<sup>2</sup>

85.1 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

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • [estates.abbeymead@michaeltuck.co.uk](mailto:estates.abbeymead@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://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.