



160 Curlew Road, Abbeydale – GL4 4TE
Gloucester

£235,000

160 Curlew Road

Abbeydale, Gloucester

Three Bedroom Terraced Property In Abbeydale With No Onward Chain!

This brilliant property is situated on a quiet no through road in the heart of Abbeydale, the property boasts easy access to a range of local amenities and is only a stones throw away from convenient walking paths!

In brief the property comprises of; entrance hall, spacious lounge/diner, kitchen, utility, first floor landing, two doubled bedrooms, single bedroom, bathroom and separate w.c.

Further benefits include; upvc double glazing, modern gas central heating with combination boiler, enclosed rear garden, rear gate access, garage and off road parking.

Potential rental value of £1,250 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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Quiet Location
- Spacious Lounge/Diner
- Three Bedrooms
- Generous Size Enclosed Rear Garden
- No Onward Chain
- Upvc Double Glazing
- Garage & Off Road Parking
- Energy Rating C & Council Tax Band B

Entrance Hall

Lounge/Diner

24' 0" x 11' 5" (7.32m x 3.48m)

Kitchen

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

Utility

7' 3" x 5' 3" (2.21m x 1.60m)

First Floor Landing

Bedroom 1

13' 2" x 10' 0" (4.01m x 3.05m)

Bedroom 2

10' 6" x 9' 1" (3.20m x 2.77m)

Bedroom 3

8' 7" x 7' 6" (2.62m x 2.29m)

Bathroom

5' 5" x 5' 3" (1.65m x 1.60m)

W.C

Garage



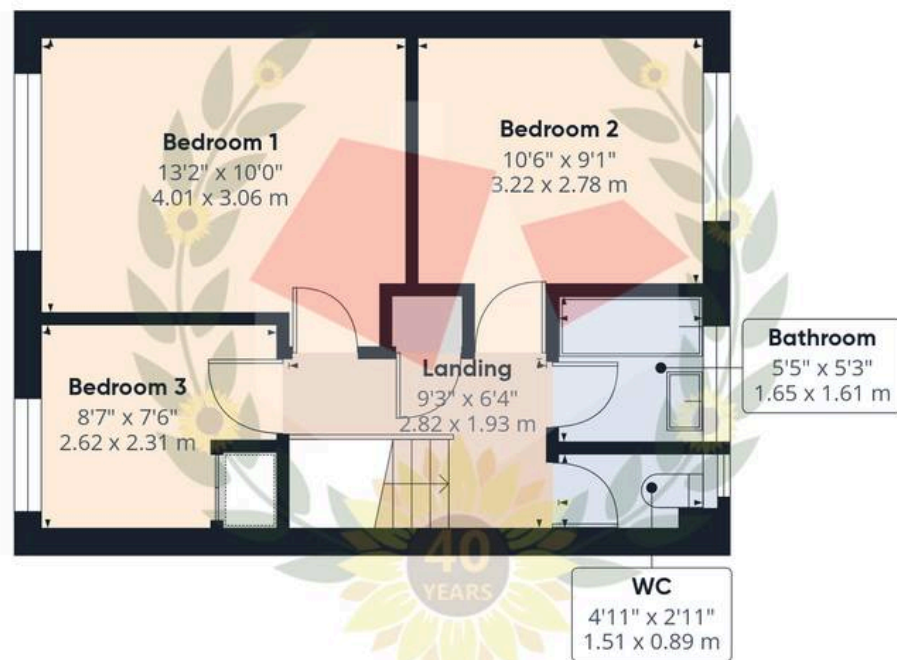


Ground Floor

Approximate total area⁽¹⁾

851 ft²

79.1 m²



Floor 1

(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.