



16 Speedwell Close, Abbeymead – GL4 4GQ

Gloucester

Guide Price £230,000

# 16 Speedwell Close

Abbeymead, Gloucester

Two Bedroom Semi Detached Property In  
Abbeymead With No Onward Chain!

This fantastic property would make an ideal first  
time purchase or reliable buy to let investment.

In brief the property comprises of; spacious lounge,  
kitchen/diner, first floor landing, two bedrooms and  
a bathroom.

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

Property for sale through Michael Tuck Estate  
Agents. Approximate rental value of £1,050pcm,  
please contact Michael Tuck Lettings in Abbeymead  
for more details.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Through Road
- Popular Location
- Kitchen/Diner
- Enclosed Rear Garden
- No Onward Chain
- Upvc Double Glazing
- Off Road Parking
- Energy Rating TBC & Council Tax Band B



**Lounge**

14' 1" x 10' 0" (4.29m x 3.05m)

**Kitchen/Diner**

12' 10" x 8' 11" (3.91m x 2.72m)

**First Floor Landing****Bedroom 1**

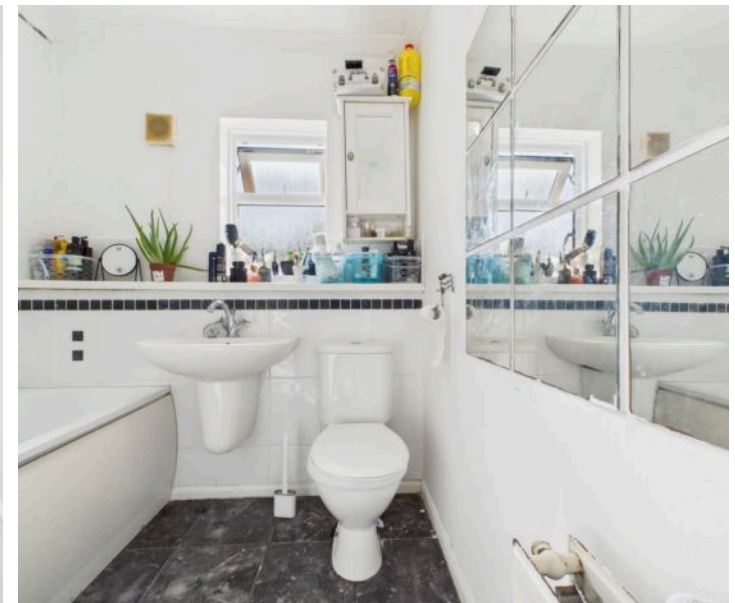
9' 11" x 9' 6" (3.02m x 2.90m)

**Bedroom 2**

10' 11" x 6' 3" (3.33m x 1.91m)

**Bathroom**

6' 3" x 5' 6" (1.91m x 1.68m)





Ground Floor



Floor 1

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

549 ft<sup>2</sup>

51.1 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(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



## Michael Tuck Estate & Letting Agents

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