



MICHAEL TUCK
ESTATE & LETTING AGENTS



28 Bodenham Field, Abbeymead – GL4 5TS

Gloucester

Guide Price **£345,000**

28 Bodenham Field

Abbeymead, Gloucester

Three Bedroom Detached Family Home In Abbeymead!

This well presented property is situated on a popular development in Abbeymead which offers easy access to a range of local amenities.

In brief the property comprises of; entrance hall, spacious lounge, dining room, kitchen, utility room, downstairs cloakroom, first floor landing, three double bedrooms, family bathroom and en-suite to master.

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

Potential rental value of £1,400pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Sought After Location
- Downstairs Cloakroom
- Three Double Bedrooms
- Enclosed Rear Garden
- Well Presented Throughout
- En-Suite To Main Bedroom
- Garage & Off Road Parking
- Energy Rating TBC & Council Tax Band D



Entrance Hall

Lounge

19' 2" x 10' 2" (5.84m x 3.10m)

Dining Room

10' 2" x 9' 9" (3.10m x 2.97m)

Kitchen

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

Utility Room

5' 6" x 5' 3" (1.68m x 1.60m)

Cloakroom

5' 4" x 3' 0" (1.63m x 0.91m)

Landing

Bedroom 1

11' 6" x 10' 6" (3.51m x 3.20m)

En-Suite

7' 1" x 2' 5" (2.16m x 0.74m)

Bedroom 2

11' 8" x 10' 4" (3.56m x 3.15m)

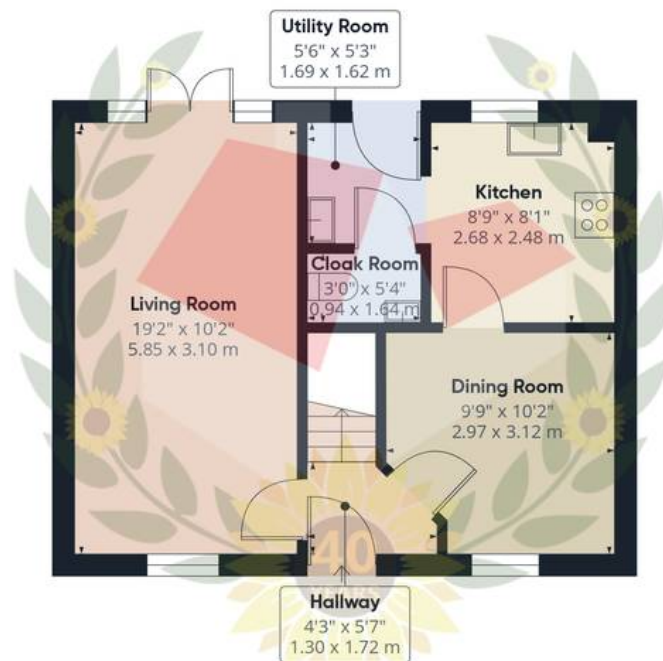
Bedroom 3

9' 7" x 7' 4" (2.92m x 2.24m)

Bathroom

9' 2" x 4' 9" (2.79m x 1.45m)



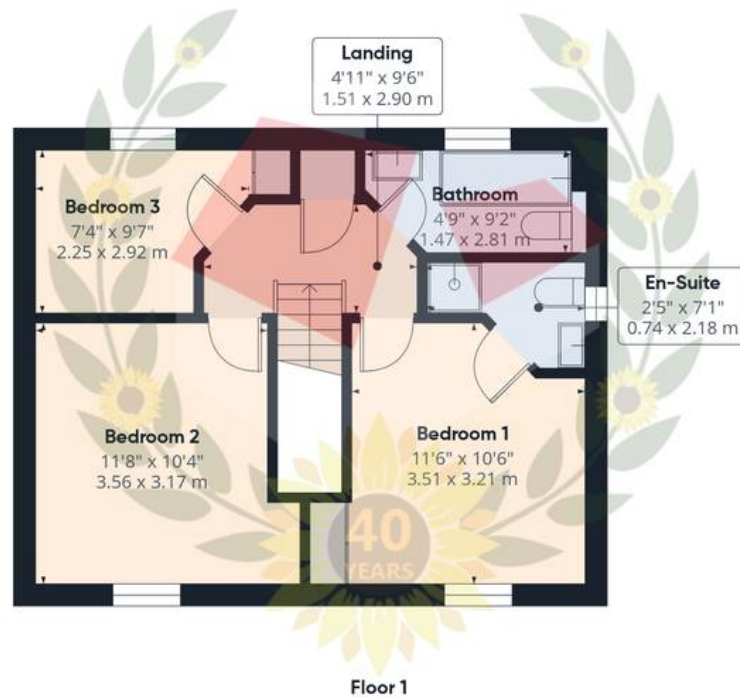


Ground Floor

Approximate total area⁽¹⁾

867 ft²

80.6 m²



(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



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