



 **161 Curlew Road, Abbeydale – GL4 4TE**

Gloucester

Guide Price **£225,000**

161 Curlew Road

Abbeydale, Gloucester

Three Bedroom Terraced Property In Abbeydale With
No Onward Chain

An ideal opportunity for first time buyers and investors!

In brief the property comprises of; entrance hall, kitchen, spacious lounge/diner, two double bedrooms, one single bedroom and a four piece suite bathroom.

Further benefits include; upvc double glazing, combination boiler gas central heating, enclosed rear garden, garage & off road parking!

Potential rental value of £1,250 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

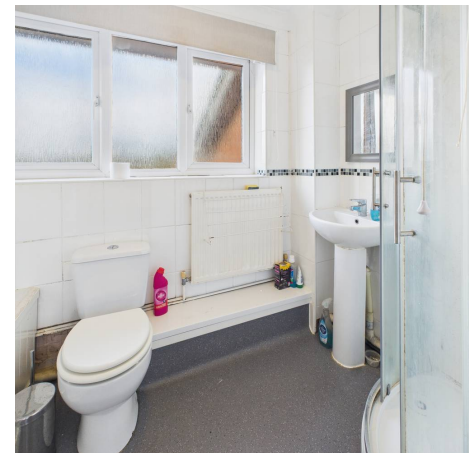
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Three Bedrooms
- No Through Road
- Enclosed Rear Garden
- Overlooking Greenery
- Close To Amenities
- Garage & Off Road Parking
- Energy Rating D & Council Tax Band B



Entrance Hall

Lounge/Diner

23' 7" x 11' 6" (7.18m x 3.50m)

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Landing

Bedroom 1

12' 10" x 10' 1" (3.91m x 3.07m)

Bedroom 2

10' 6" x 9' 1" (3.20m x 2.76m)

Bedroom 3

8' 5" x 7' 5" (2.57m x 2.26m)

Family Bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

Garage

Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains





Ground Floor

Approximate total area⁽¹⁾

803 ft²

74.7 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.