



 **16 Oriole Way, Abbeydale, Gloucester – GL4 4WY**
Gloucester

Guide Price £365,000

16 Oriole Way

Abbeydale, Gloucester

Four Bedroom Link Detached Family Home In
Abbeydale With No Onward Chain

This fantastic property is tucked away on a quiet
and popular no through road in Abbeydale which
offers easy access to a range of local amenities!

In brief the property comprises of; entrance hall,
downstairs cloakroom, lounge, dining room, kitchen,
conservatory, first floor landing, four bedrooms and
a modern fitted shower room.

Further benefits include; upvc double glazing,
modern gas central heating, enclosed rear garden,
summer house, garage and off road parking for
multiple cars.

An ideal opportunity for any prospective buyers
looking for the perfect family home!

Potential rental value of £1,450pcm. Please contact
Michael Tuck Lettings in Abbeymead for more
details.

Council Tax band: D

Tenure: Freehold



Entrance Porch

Entrance Hall

Cloak Room

Lounge

15' 3" x 12' 8" (4.65m x 3.86m)

Dining Room

10' 2" x 9' 5" (3.10m x 2.87m)

Kitchen

11' 0" x 8' 10" (3.35m x 2.69m)

Conservatory

15' 5" x 8' 5" (4.70m x 2.57m)

First Floor Landing

Bedroom 1

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom 2

10' 11" x 9' 6" (3.33m x 2.90m)

Bedroom 3

8' 0" x 7' 8" (2.44m x 2.34m)

Bedroom 4

6' 4" x 6' 2" (1.93m x 1.88m)

Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

Garage

16' 11" x 7' 11" (5.16m x 2.41m)

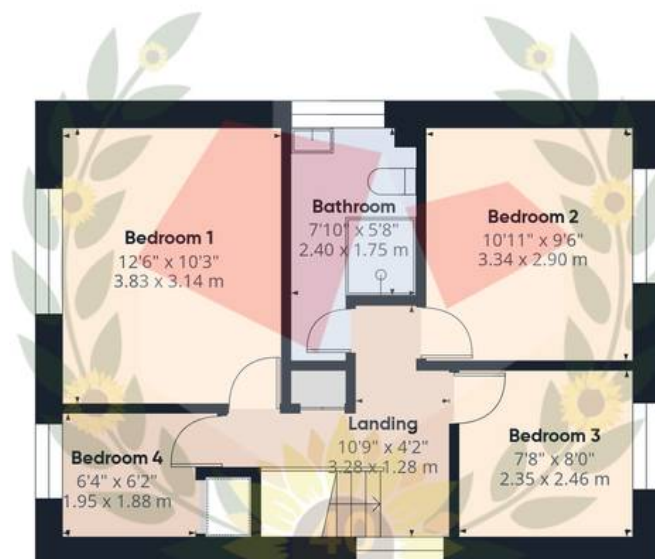
Additional Information From Seller

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1211 ft²

112.5 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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