



MICHAEL TUCK
ESTATE & LETTING AGENTS



11 Friary Road, Abbeymead – GL4 5FD

Gloucester

Guide Price **£485,000**

11 Friary Road

Abbeymead, Gloucester

Well presented EXTENDED FOUR BEDROOM DETACHED HOUSE set within a NO THROUGH ROAD in popular ABBEYMEAD. Offering THREE RECEPTION ROOMS, LARGE KITCHEN DINER, UTILITY ROOM, CLOAKROOM, AND A FAMILY BATHROOM

Situated in a popular residential area, the home is just a SHORT DISTANCE from local BUS ROUTES, SHOPS, a DOCTORS SURGERY, DENTISIT, PHARMACY and other everyday amenities. Families will appreciate being within close proximity to ABBEYMEAD PRIMARY SCHOOL,HERON PRIMARY SCHOOL and UPTON ST.LEONARDS PRIMARY SCHOOL

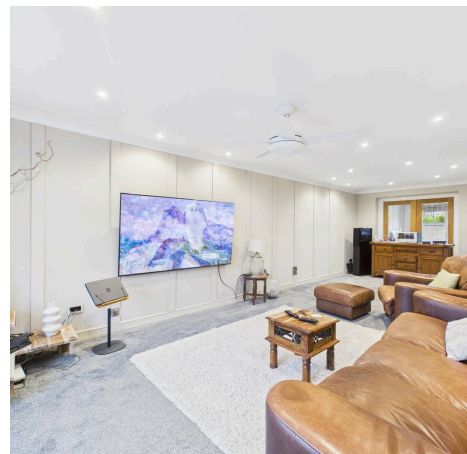
The ground floor comprises a generous main lounge, a second reception room currently used as a cinema room, and an impressive EXTENDED KITCHEN DINER forming the heart of the home – perfect for family living and entertaining. Further benefits include a utility room and a convenient cloakroom.

Upstairs, the property offers FOUR BEDROOMS, consisting of TWO DOUBLES and TWO SINGLES. The main bedroom benefits from an ENSUITE, complemented by a well-appointed family bathroom.

Externally, the home enjoys a private rear garden along with a useful OUTBUILDING complete with power, ideal for a home office, gym or workshop. To the front, there is AMPLE OF OFF ROAD PARKING.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,650pcm please contact Michael Tuck Lettings in Abbeymead for more details.

- EXTENDED
- DETACHED HOUSE



Hallway

Lounge

28' 5" x 11' 9" (8.66m x 3.58m)

Reception

15' 9" x 7' 9" (4.80m x 2.36m)

Kitchen

24' 7" x 10' 8" (7.49m x 3.25m)

Dining Room

12' 3" x 11' 1" (3.73m x 3.38m)

Utility Room

10' 5" x 4' 10" (3.18m x 1.47m)

Cloakroom

4' 10" x 3' 11" (1.47m x 1.19m)

Landing

Bedroom 1

12' 7" x 12' 1" (3.84m x 3.68m)

En-Suite

5' 10" x 4' 10" (1.78m x 1.47m)

Bedroom 2

11' 0" x 8' 4" (3.35m x 2.54m)

Bedroom 3

10' 8" x 8' 0" (3.25m x 2.44m)

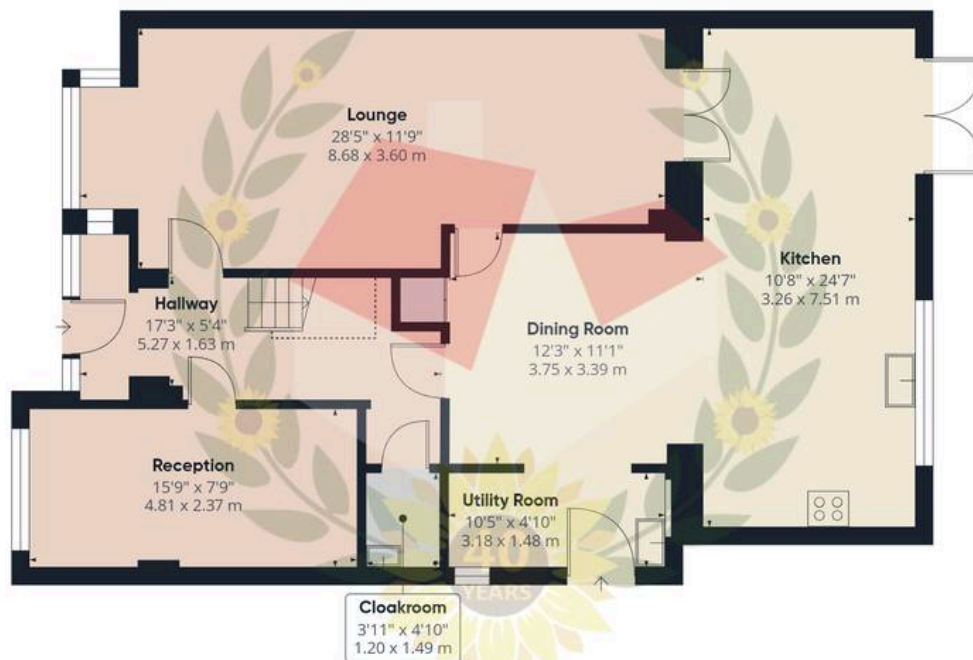
Bedroom 4

10' 8" x 6' 10" (3.25m x 2.08m)

Bathroom

8' 6" x 6' 11" (2.59m x 2.11m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1639 ft²

152.2 m²

Reduced headroom

13 ft²

1.2 m²

(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.

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