



22 Grebe Close, Abbeydale – GL4 4XL

Gloucester

Guide Price **£350,000**

22 Grebe Close

Abbeydale, Gloucester

Four Double Bedroom Detached Family Home situated on a quiet no through road in Abbeydale with No Onward Chain!

Located on a quiet no-through road, this spacious four double bedroom detached family home is offered to the market with **no onward chain**, making it an ideal choice for families and buyers seeking a straightforward purchase.

The well-proportioned accommodation comprises two reception rooms, providing flexible living and entertaining space, a fitted kitchen, and a convenient downstairs cloakroom. To the first floor are four genuine double bedrooms, all served by a family bathroom.

Externally, the property benefits from a garage and off-road parking, while its position close to local amenities ensures everyday conveniences are within easy reach.

This is a fantastic opportunity to acquire a substantial family home in a peaceful residential setting. Early viewing is highly recommended.

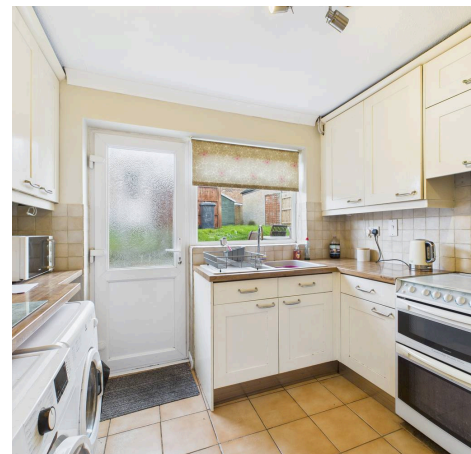
Potential rental value of £1,450 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Four Double Bedrooms
- No Through Road
- Two Reception Rooms



Lounge

21' 4" x 10' 10" (6.50m x 3.30m)

Dining Room

11' 1" x 9' 2" (3.38m x 2.79m)

Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

Cloakroom

6' 9" x 2' 11" (2.06m x 0.89m)

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom 2

11' 9" x 9' 4" (3.58m x 2.85m)

Bedroom 3

9' 2" x 8' 4" (2.79m x 2.54m)

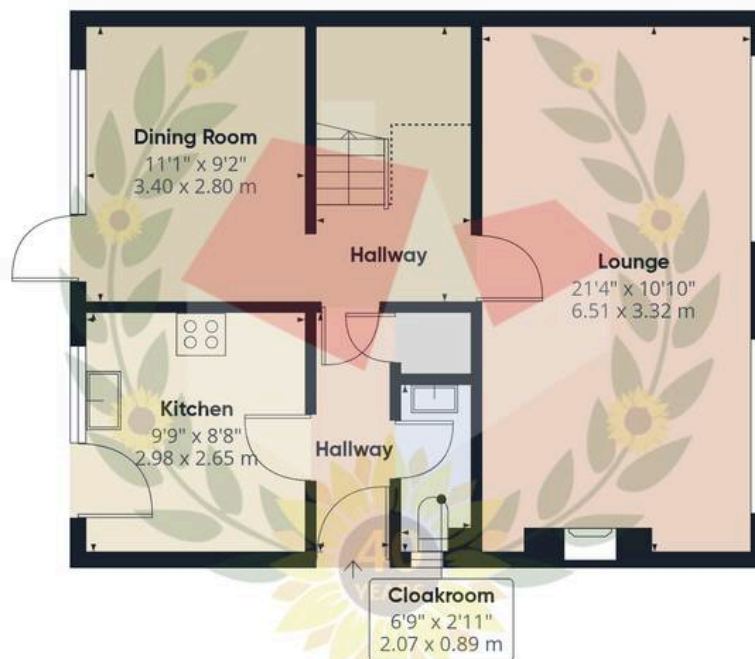
Bedroom 4

9' 3" x 7' 3" (2.82m x 2.21m)

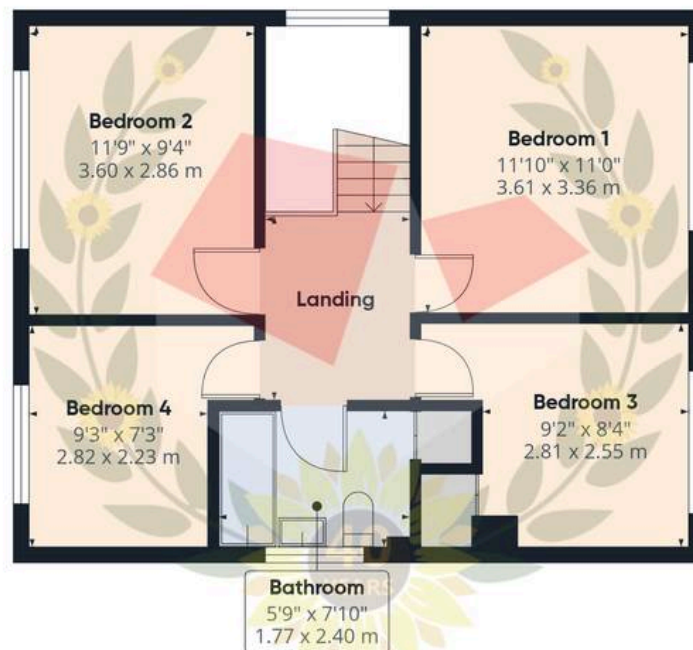
Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1053 ft²
98 m²

Reduced headroom

32 ft²
3 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.

GIRAFFE360



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