 **69 The Wheatridge, Abbeydale – GL4 4DQ**  
Gloucester

Guide Price **£450,000**



# 69 The Wheatridge

Abbeydale, Gloucester

Spacious Four-Bedroom Detached Family Home in Abbeydale with NO ONWARD CHAIN

Situated on a quiet no-through road in the highly sought-after area of Abbeydale, this spacious four-bedroom detached home offers an ideal setting for family living.

The property comprises of; entrance porch, entrance hall, kitchen, dining room, lounge, study, first floor landing, three double bedrooms, one single bedroom, shower room and family bathroom.

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

Well positioned for convenience, the property offers excellent access to reputable local schools, amenities, and motorway links, making it ideal for commuters and growing families alike.

Potential rental value of £1,750 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

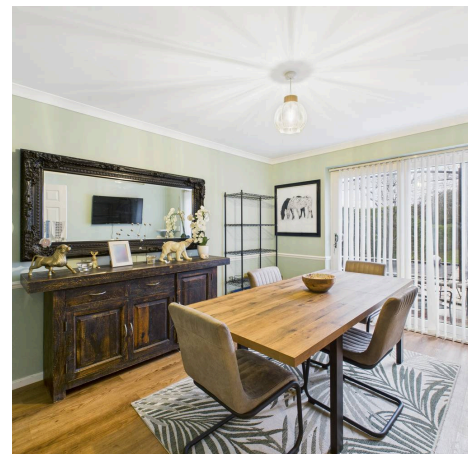
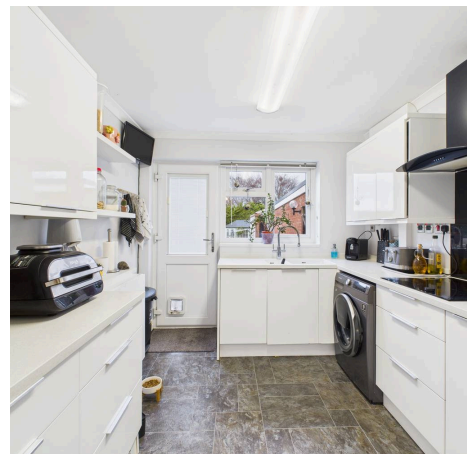
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Sought After Location
- Generous Living Accomodation
- Well Presented Throughout
- Private Enclosed Rear Garden
- No Onward Chain





### Entrance Hall

### Cloakroom

### Kitchen

9' 1" x 8' 10" (2.77m x 2.69m)

### Lounge

14' 4" x 11' 6" (4.37m x 3.51m)

### Dining Room

12' 6" x 11' 1" (3.81m x 3.38m)

### Study

10' 11" x 8' 2" (3.33m x 2.49m)

### First Floor Landing

### Bedroom 1

14' 5" x 10' 10" (4.39m x 3.30m)

### Bedroom 2

12' 5" x 10' 8" (3.79m x 3.25m)

### Bedroom 3

9' 2" x 9' 0" (2.79m x 2.74m)

### Bedroom 4

9' 0" x 8' 9" (2.74m x 2.67m)

### Bathroom

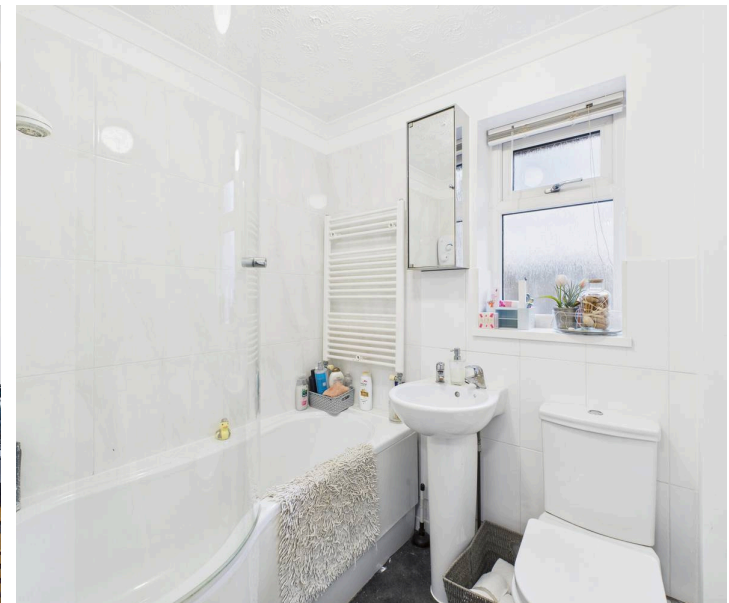
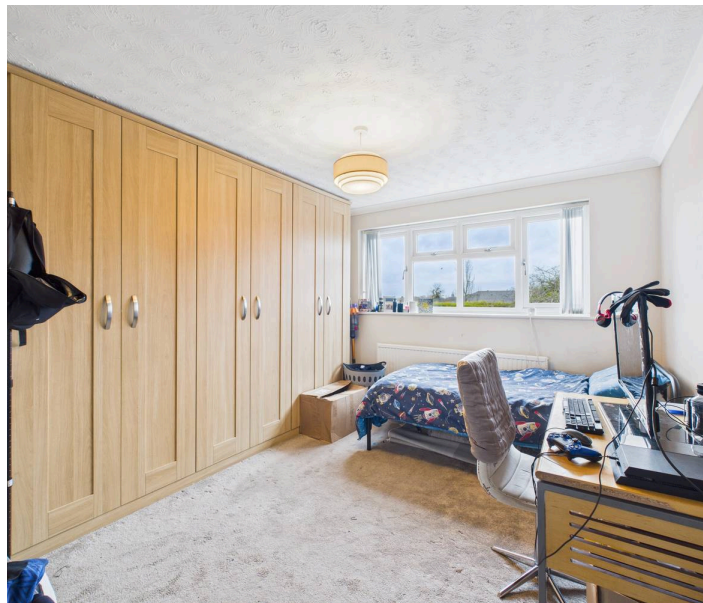
6' 3" x 5' 8" (1.91m x 1.73m)

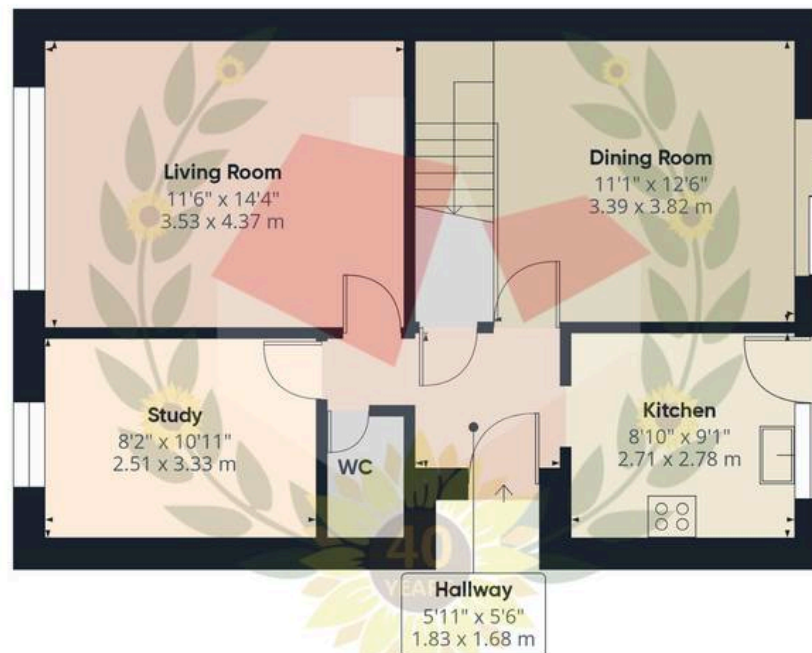
### Shower Room

5' 8" x 5' 2" (1.73m x 1.58m)

### Additional Information From Seller

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





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1127 ft<sup>2</sup>

104.6 m<sup>2</sup>

(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](mailto:estates.abbeymead@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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