



44 Cherrington Drive, Abbeymead - GL4 4XW

Gloucester

Guide Price **£155,000**

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Abbeymead, Gloucester

TWO BEDROOM FIRST FLOOR MAISONETTE – NO ONWARD CHAIN

An excellent opportunity to purchase this well-presented first floor maisonette, ideal for FIRST TIME BUYERS or INVESTORS alike.

The accommodation comprises a bright and spacious LOUNGE, fitted KITCHEN, TWO BEDROOMS and a BATHROOM.

Externally, the property benefits from TWO ALLOCATED PARKING SPACES and offers EXTERNAL STORAGE. The property is situated in a NO THROUGH ROAD, offering a quieter residential setting.

Conveniently located CLOSE TO BUS ROUTES and LOCAL AMENITIES, the property provides easy access to everyday essentials and transport links.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £925 pcm.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- TWO BEDROOMS
- ALLOCATED PARKING
- DOUBLE GLAZE WINDOWS
- GREAT FIRST TIME BUY OR INVESTMENT
- NO THROUGH ROAD
- CLOSE TO AMENITIES
- EPC TBC COUNCIL TAX A



Hallway

Landing

Lounge

11' 2" x 14' 8" (3.40m x 4.47m)

Kitchen

5' 7" x 9' 3" (1.70m x 2.82m)

Bedroom 1

10' 9" x 8' 11" (3.28m x 2.72m)

Bedroom 2

11' 4" x 5' 7" (3.45m x 1.70m)

Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

Tenure

Leasehold Lease expires 2982

Additional Information From Seller

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



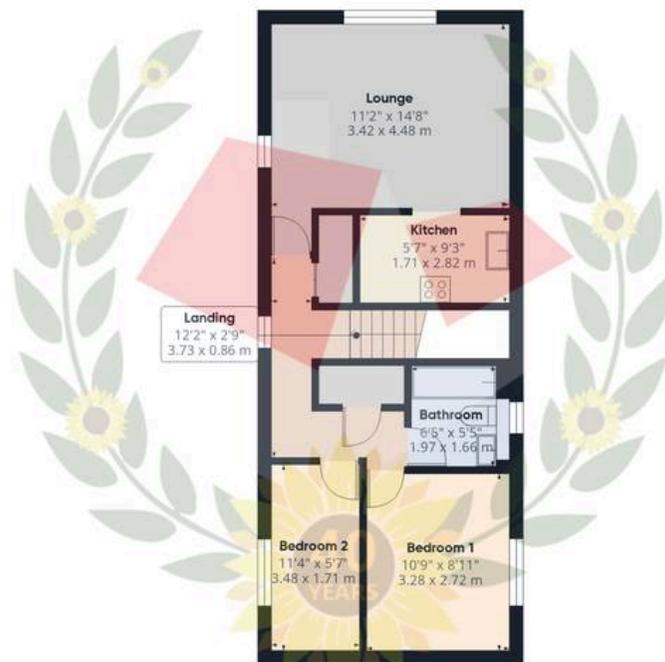


Ground Floor

Approximate total area⁽¹⁾

554 ft²

51.4 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



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