



14 Abbeydale Court Heron Way, Abbeydale - GL4 4BH

Gloucester

Guide Price £210,000

# 14 Abbeydale Court Heron Way

Abbeydale, Gloucester

RARELY AVAILABLE TWO BEDROOM FIRST FLOOR MAISONETTE WITH GARAGE

The accommodation comprises a bright and spacious LOUNGE, a MODERN FITTED KITCHEN, TWO well-proportioned BEDROOMS, and a contemporary SHOWER ROOM

Perfectly positioned within WALKING DISTANCE TO BUS ROUTES, SHOPS, A DOCTORS SURGERY, DENTIST, PHARMACY AND OTHER EVERYDAY AMENITIES, the home combines convenience with practicality.

Externally, the property benefits from a GARAGE.

Property for sale through Michael Tuck Estate Agents. Potential rental value of £995pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

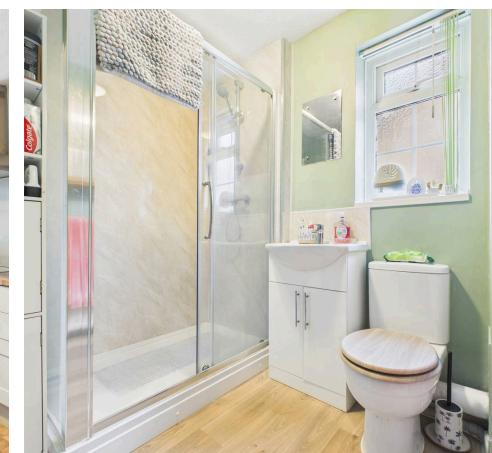
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- RARELY AVAILABLE
- IMMACULATE THROUGHOUT
- TWO BEDROOMS
- MODERN KITCHEN AND SHOWER ROOM
- FIRST FLOOR
- GARAGE
- CLOSE TO AMENITIES
- EPC TBC COUNCIL TAX A



## Hallway

## Landing

## Lounge

10' 2" x 16' 6" (3.10m x 5.03m)

## Kitchen

10' 7" x 10' 2" (3.23m x 3.10m)

## Bedroom 1

10' 2" x 12' 11" (3.10m x 3.94m)

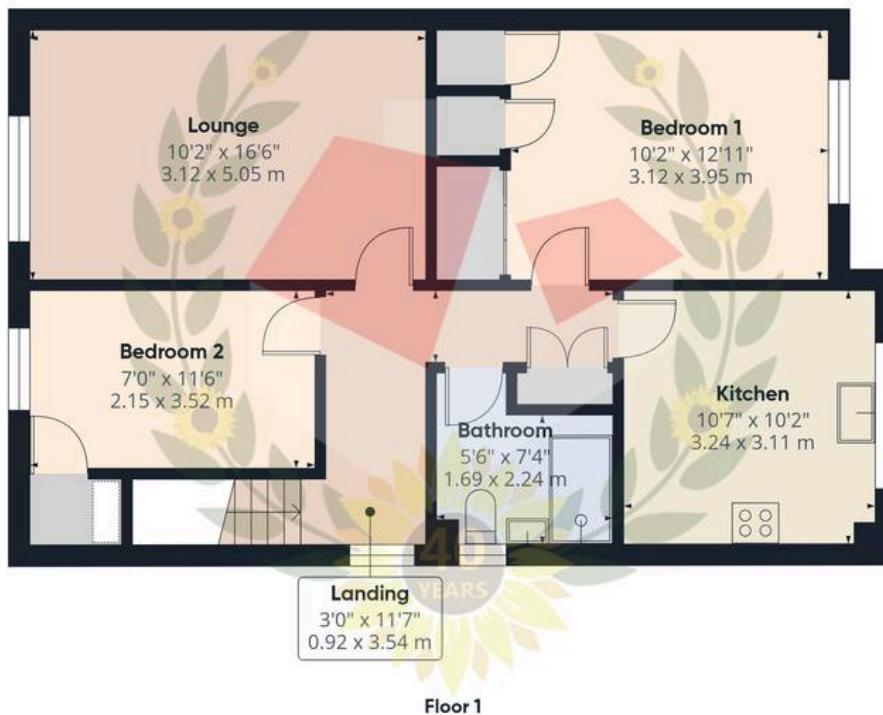
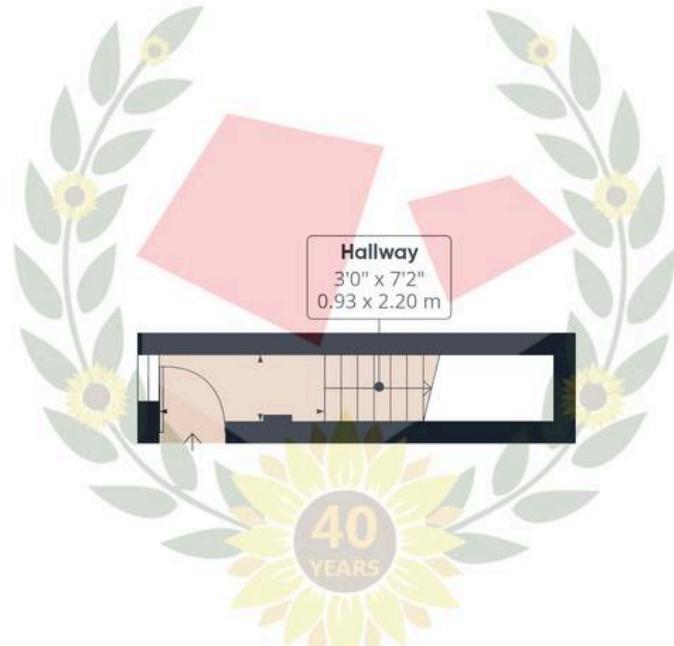
## Bedroom 2

7' 0" x 11' 6" (2.13m x 3.51m)

## Bathroom

5' 6" x 7' 4" (1.68m x 2.24m)





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

694 ft<sup>2</sup>

64.5 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



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