



 4 Pippin Close, Abbeymead – GL4 5YT

Gloucester



# 4 Pippin Close

Abbeymead, Gloucester

TWO BEDROOM TERRACED HOUSE is offered to the market with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The GROUND FLOOR comprises a LOUNGE/DINER and a KITCHEN. Upstairs, the property offers TWO BEDROOMS and a BATHROOM.

Externally, the home benefits from a REAR ENCLOSED GARDEN, perfect for outdoor enjoyment, along with ALLOCATED PARKING.

Situated in a POPULAR RESIDENTIAL AREA, the home is just a SHORT DISTANCE from local BUS ROUTES, SHOPS, a DOCTORS SURGERY, DENTIST, 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.

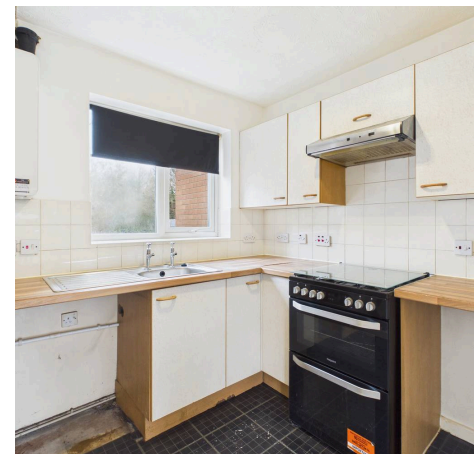
Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,050 pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Hallway

### Lounge/Diner

9' 4" x 17' 3" (2.85m x 5.26m)

### Kitchen

6' 11" x 7' 8" (2.11m x 2.34m)

### Landing

### Bedroom 1

9' 4" x 10' 5" (2.85m x 3.18m)

### Bedroom 2

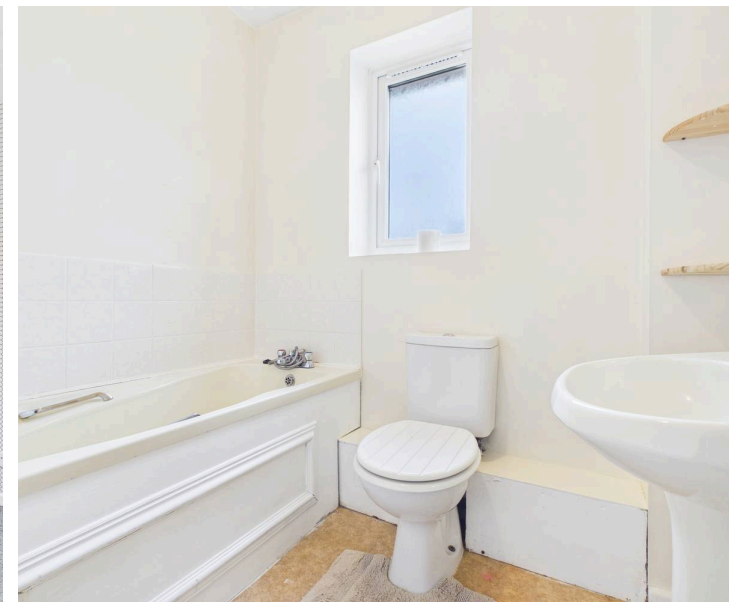
7' 4" x 11' 2" (2.24m x 3.40m)

### Bathroom

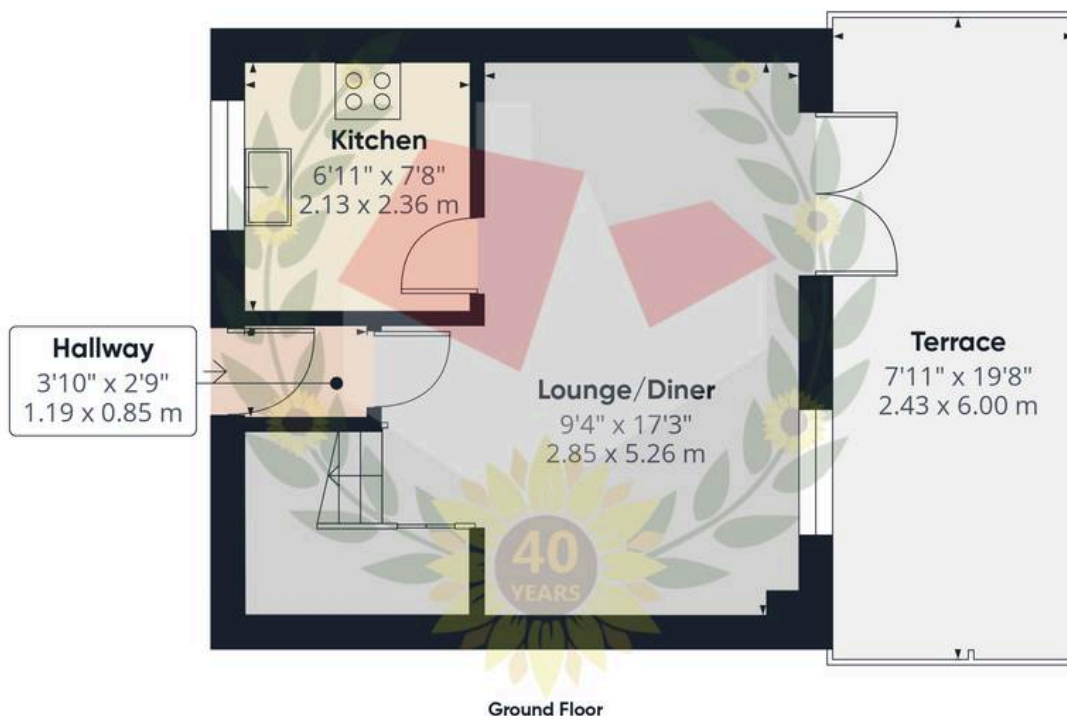
6' 4" x 6' 6" (1.93m x 1.98m)

### Additional Information From Vendor

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







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

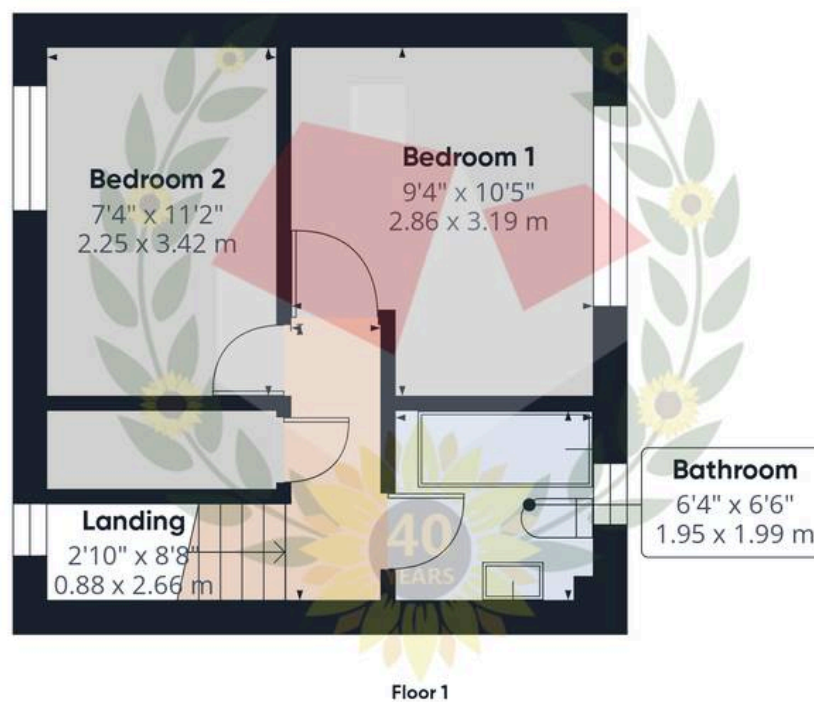
553 ft<sup>2</sup>

51.4 m<sup>2</sup>

**Balconies and terraces**

155 ft<sup>2</sup>

14.4 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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