



3 Choirs Close, Abbeymead - GL4 5GN

Gloucester

Guide Price **£225,000**

3 Choirs Close

Abbeymead, Gloucester

A well-presented two bedroom terraced home offering comfortable and modern living, ideal for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a welcoming lounge and a spacious kitchen diner, providing a great space for both everyday living and entertaining.

Upstairs, the property offers two bedrooms and a family bathroom.

Externally, the property benefits from a rear **south facing garden**, perfect for enjoying the sunshine, along with **two allocated parking spaces**.

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.

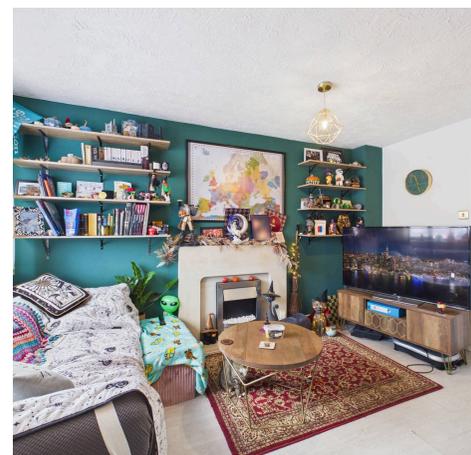
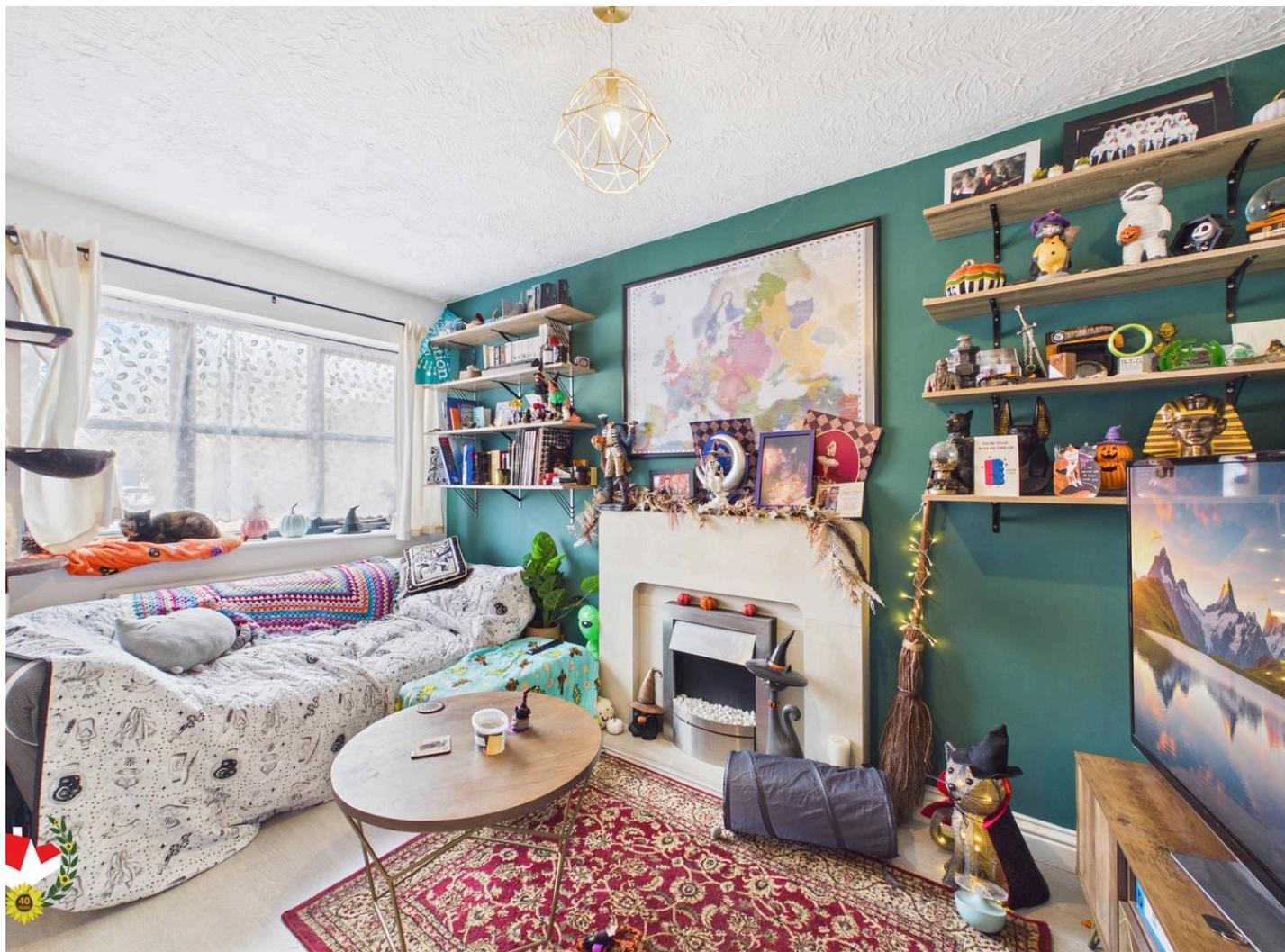
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- PERFECT FIRST TIME BUY OR INVESTMENT
- NO THROUGH ROAD
- CLOSE TO AMENITIES
- SOUTH FACING GARDEN
- EPC C COUNCIL TAX B



Lounge

12' 1" x 13' 6" (3.68m x 4.12m)

Kitchen

11' 11" x 9' 5" (3.63m x 2.87m)

Landing

Bedroom 1

8' 6" x 9' 8" (2.59m x 2.95m)

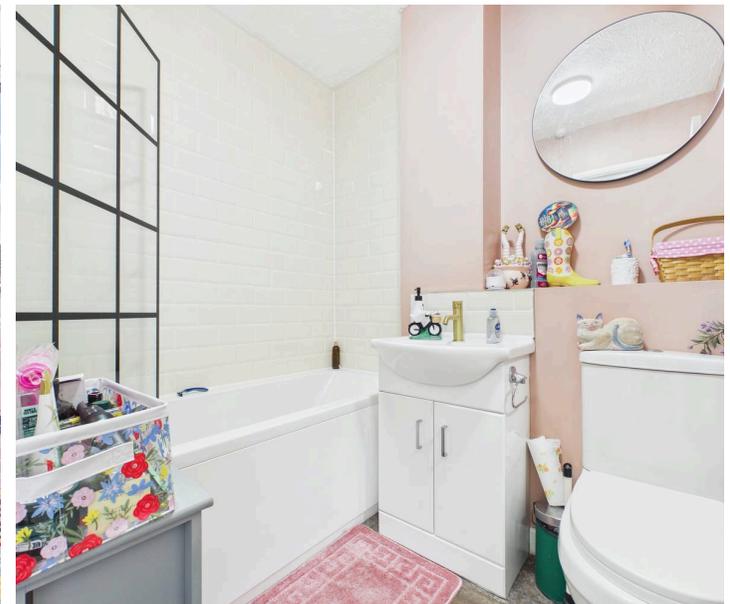
En-suite

Bedroom 2

10' 1" x 6' 5" (3.07m x 1.96m)

Bathroom

4' 9" x 6' 6" (1.45m x 1.98m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

520 ft²

48.4 m²

Reduced headroom

14 ft²

1.3 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



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.