



MICHAEL TUCK
ESTATE & LETTING AGENTS



12 Choirs Close, Abbeymead - GL4 5GN

Gloucester

Guide Price **£230,000**

12 Choirs Close

Abbeymead, Gloucester

TWO bedroom SEMI DETACHED property situated on a quiet NO THROUGH ROAD in ABBEYMEAD. Located in the popular area of Abbeymead, this well-presented two-bedroom semi-detached home offers comfortable living in a quiet and convenient setting, making it an excellent opportunity for first-time buyers or buy-to-let investors.

Tucked away along a quiet no-through road, the property provides a peaceful residential environment while still benefiting from easy access to a range of local amenities.

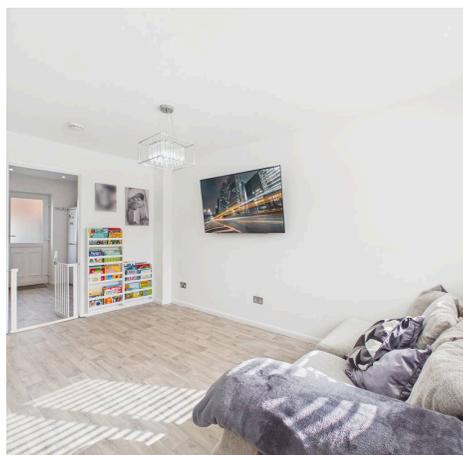
The accommodation briefly comprises a spacious lounge and a modern fitted kitchen/diner, ideal for both everyday living and entertaining. To the first floor there is a landing, two well-proportioned bedrooms, and a family bathroom.

Further benefits include uPVC double glazing and modern gas central heating, ensuring comfort and efficiency throughout the year.

Externally, the property enjoys a spacious private enclosed rear garden, providing an ideal outdoor space for relaxation or entertaining. There is also outside storage space and off-road parking, adding to the practicality of this attractive home.

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.

- Well Presented Throughout
- No Through Road
- New Boiler



Lounge

13' 10" x 11' 11" (4.22m x 3.63m)

Kitchen/Diner

11' 11" x 9' 3" (3.63m x 2.82m)

First Floor Landing

Bedroom 1

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom 2

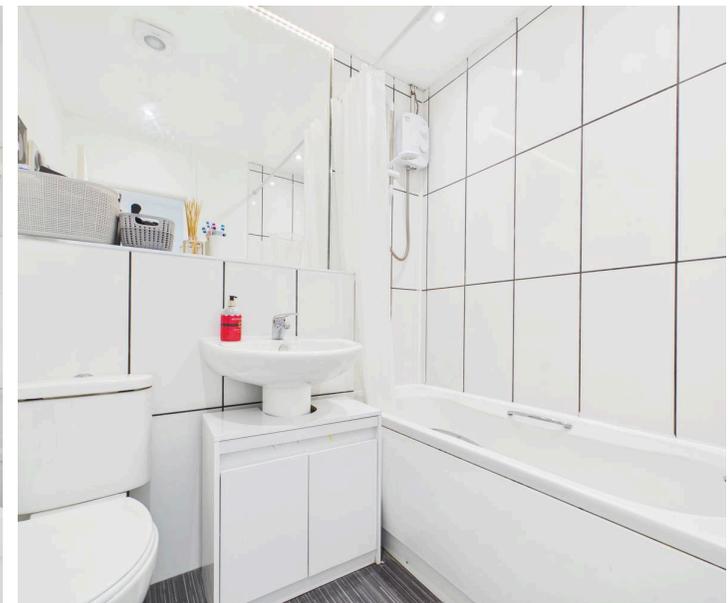
11' 11" x 6' 8" (3.63m x 2.03m)

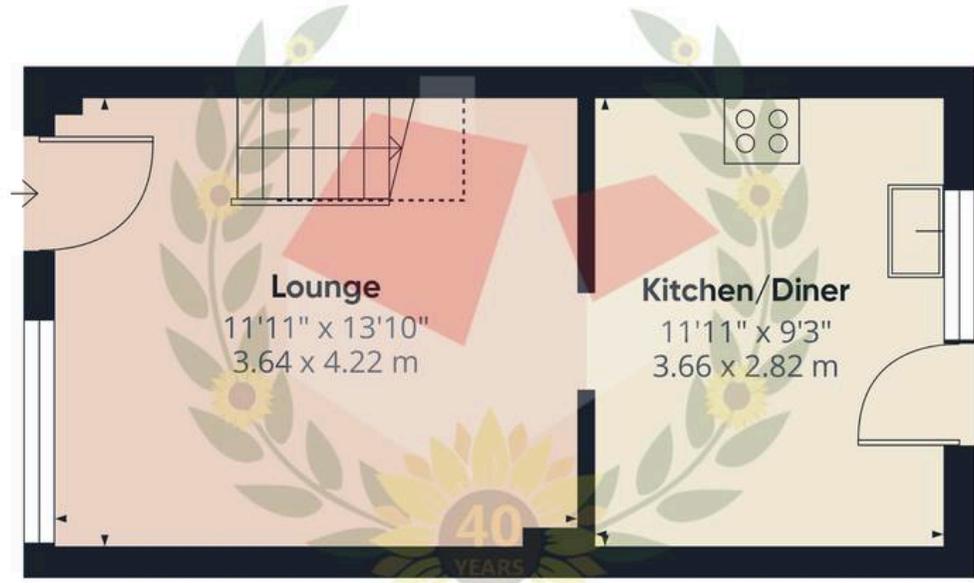
Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

Additional Information From Seller

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





Lounge
 11'11" x 13'10"
 3.64 x 4.22 m

Kitchen/Diner
 11'11" x 9'3"
 3.66 x 2.82 m

Ground Floor

Approximate total area⁽¹⁾
 527 ft²
 48.9 m²

Reduced headroom
 13 ft²
 1.2 m²



Bedroom 1
 11'2" x 9'6"
 3.41 x 2.91 m

Landing
 5'11" x 6'6"
 1.81 x 1.98 m

Bedroom 2
 11'11" x 6'8"
 3.63 x 2.04 m

Bathroom
 5'4" x 6'6"
 1.65 x 2.00 m

Floor 1

(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.





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