



**23 Briar Lawn, Abbeydale – GL4 5YU**

Gloucester

Guide Price **£365,000**

## 23 Briar Lawn

Abbeydale, Gloucester

Offered to the market with NO ONWARD CHAIN, this EXTENDED DETACHED BUNGALOW is tucked away at the end of a QUIET NO THROUGH ROAD within a highly POPULAR LOCATION, offering both privacy and convenience.

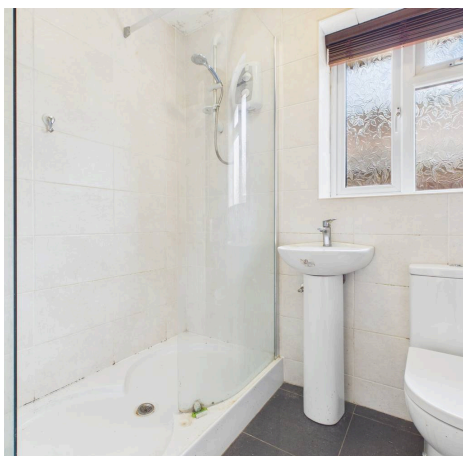
The accommodation comprises a SPACIOUS LOUNGE, KITCHEN, TWO BEDROOMS and a BATHROOM, with the existing extension providing a great foundation to reconfigure or enhance the layout to suit modern living.

Externally, the bungalow has OFF ROAD PARKING, a DEATCHED GARAGE and enclosed REAR GARDEN.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- DETACHED
- EXTENDED
- TWO BEDROOMS
- GARAGE
- NO THROUGH ROAD
- POPULAR LOCATION
- EPC TBC COUNCIL TAX C



**Entry**

**Hallway**

**Kitchen**

10' 6" x 8' 7" (3.20m x 2.62m)

**Bathroom**

6' 7" x 5' 4" (2.01m x 1.63m)

**Hallway**

**Lounge/Diner**

19' 3" x 7' 1" (5.87m x 2.16m)

**Bedroom 1**

17' 9" x 10' 8" (5.41m x 3.25m)

**Bedroom 2**

13' 0" x 10' 7" (3.96m x 3.23m)







# Michael Tuck Estate & Letting Agents

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