



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**1 Otter Road, Abbeymead - GL4 5TF**

Gloucester

Guide Price **£235,000**

# 1 Otter Road

Abbeymead, Gloucester

This attractive property is WELL MAINTAINED throughout and provides excellent accommodation ideal for a range of buyers. The property benefits from a GENEROUS DRIVEWAY providing parking for at least two vehicles, along with an ATTACHED SINGLE GARAGE which has the added benefit of rear access directly into the garden.

Internally, the home offers a MODERN FITTED KITCHEN and a GOOD SIZED LOUNGE with French doors leading to the rear garden, providing a comfortable and practical living space. Upstairs, the property features a GENEROUSLY PROPORTIONED MAIN DOUBLE BEDROOM along with a GOOD SIZED SECOND BEDROOM that can fit a double bed and includes a LARGE IN-BUILT WARDROBE. The upstairs is completed with the inclusion of a WELL-APPOINTED FAMILY BATHROOM.

To the rear, the property boasts a WELL-MAINTAINED AND RECENTLY LANDSCAPED GARDEN which is NOT OVERLOOKED by other properties, creating a pleasant and private outdoor space perfect for relaxing or entertaining.

Potential rental value of £1,025 pcm in current condition. Please contact Michael Tuck Lettings in Abbeymead for more details

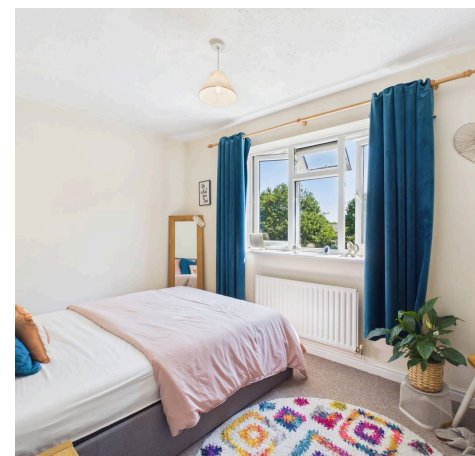
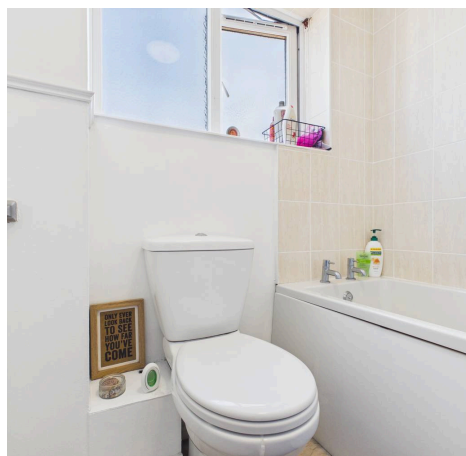
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Generous Driveway
- Single Garage



**Hallway**

**Kitchen**

9' 0" x 5' 11" (2.74m x 1.80m)

**Living Room**

12' 3" x 11' 11" (3.73m x 3.63m)

**Landing**

**Bedroom 1**

11' 11" x 8' 1" (3.63m x 2.46m)

**Bedroom 2**

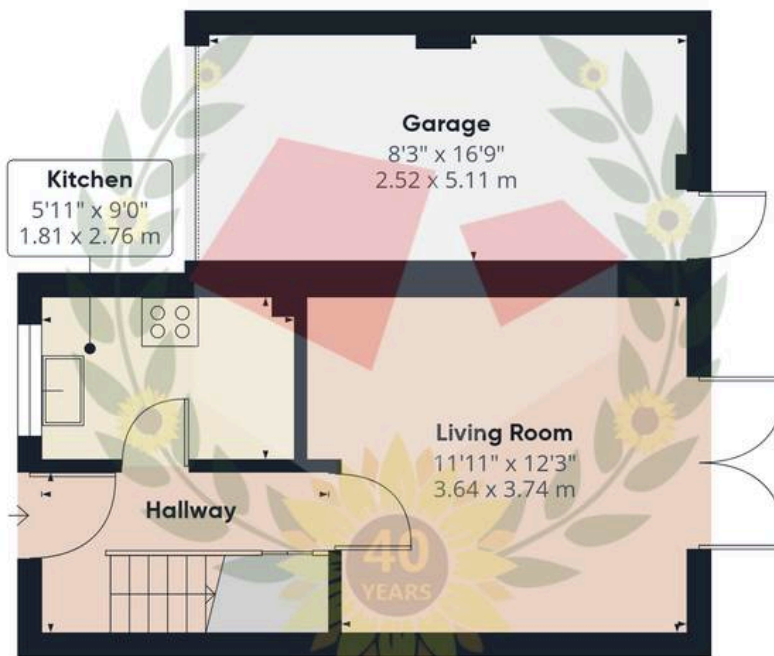
8' 5" x 7' 5" (2.56m x 2.26m)

**Bathroom**

6' 7" x 5' 6" (2.01m x 1.68m)

**Garage**





Ground Floor



Floor 1



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

647 ft<sup>2</sup>

60.1 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



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