



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**4 Remus Close, Abbeymead - GL4 5XJ**

Gloucester

Guide Price **£435,000**

## 4 Remus Close

Abbeymead, Gloucester

Beautifully presented FOUR-BEDROOM DETACHED family home in sought-after ABBEYMEAD, this IMPRESSIVE HOME is presented in VERY GOOD CONDITION THROUGHOUT and offers spacious, well-balanced accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a GENEROUS LIVING ROOM, and a SEPARATE DINING ROOM, providing excellent space for both everyday living and entertaining. The heart of the home is the STYLISH REFITTED KITCHEN, complemented by a MATCHING UTILITY ROOM, both of which were upgraded at the end of 2022. A convenient DOWNSTAIRS CLOAKROOM completes the ground floor accommodation.

Upstairs, the property benefits from FOUR WELL-PROPORTIONED BEDROOMS, three of which are comfortable doubles. The principal bedroom is particularly spacious and enjoys the added luxury of an EN-SUITE SHOWER ROOM. The remaining bedrooms are served by a WELL-MAINTAINED FAMILY BATHROOM, which is presented in very good condition.

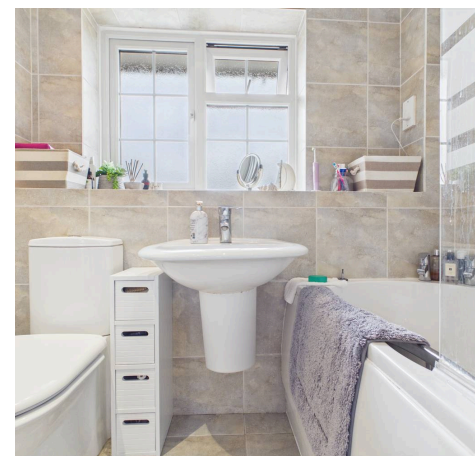
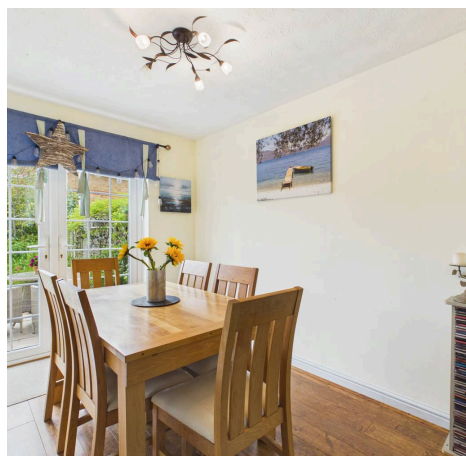
Potential rental value of £1595pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- INTEGRAL GARAGE
- DETACHED PROPERTY
- POPULAR AREA



### Hallway

### Lounge

15' 11" x 13' 7" (4.85m x 4.14m)

### Dining Room

10' 3" x 8' 3" (3.12m x 2.52m)

### Kitchen

10' 4" x 9' 7" (3.15m x 2.92m)

### Utility Room

6' 3" x 6' 0" (1.91m x 1.83m)

### Cloakroom

4' 1" x 3' 3" (1.25m x 0.99m)

### Garage

16' 2" x 8' 0" (4.93m x 2.44m)

### Landing

### Bedroom 1

12' 8" x 11' 3" (3.86m x 3.43m)

### En-Suite

6' 3" x 4' 6" (1.91m x 1.37m)

### Bedroom 2

10' 11" x 8' 3" (3.33m x 2.52m)

### Bedroom 3

9' 3" x 8' 2" (2.82m x 2.49m)

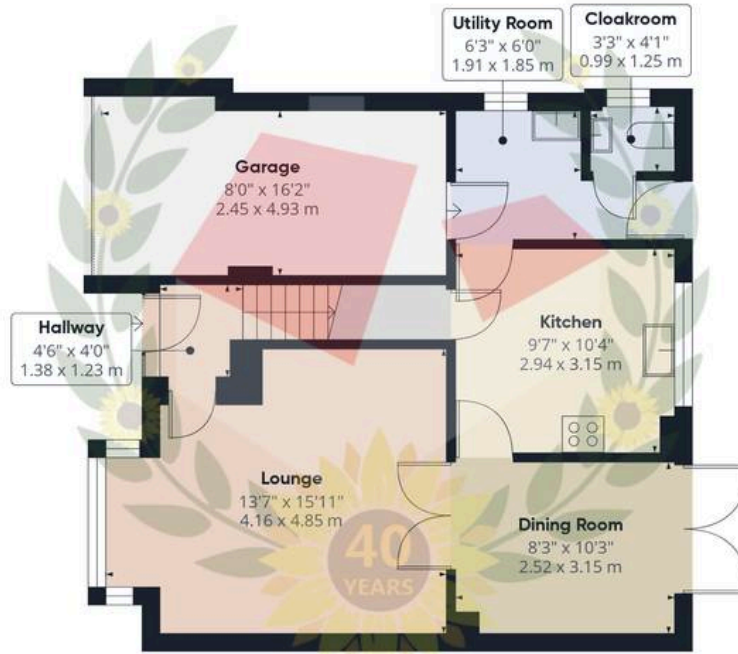
### Bedroom 4

8' 3" x 8' 3" (2.52m x 2.52m)

### Bathroom

6' 9" x 4' 9" (2.06m x 1.45m)



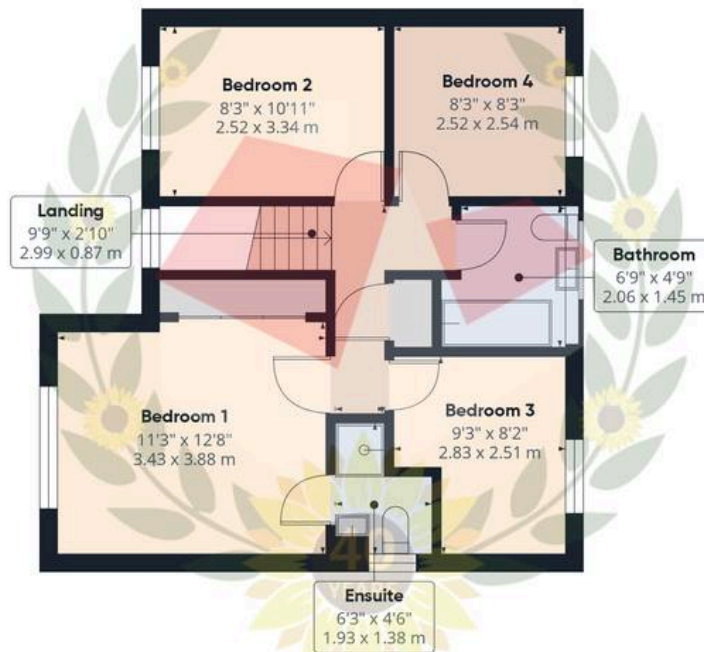


Ground Floor

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

1112 ft<sup>2</sup>

103.2 m<sup>2</sup>



Floor 1



(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.



## Michael Tuck Estate & Letting Agents

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