



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **27 Fern Lawn, Abbeydale – GL4 5XS**

Gloucester

Guide Price **£305,000**

27 Fern Lawn

Abbeydale, Gloucester

Two-bedroom DETACHED bungalow offers comfortable single-storey living in a peaceful residential setting, making it an excellent choice for those looking to downsize or enjoy a low-maintenance home.

The accommodation comprises an inviting entrance hall, a spacious LOUNGE, a fitted KITCHEN, TWO BEDROOMS, and a SHOWER ROOM.

Outside, the property benefits from a PRIVATE REAR GARDEN, providing the perfect space to relax or entertain, along with a DETACHED GARAGE and OFF-ROAD PARKING, offering excellent convenience.

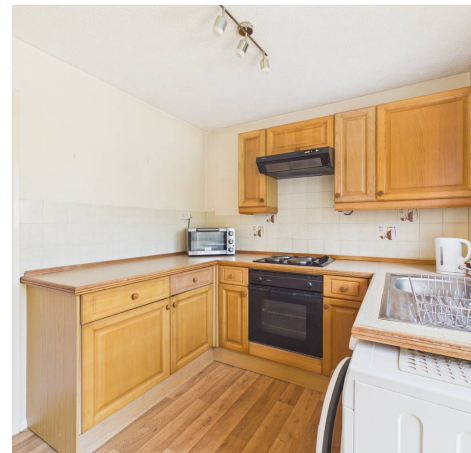
Situated in the sought-after Abbeydale area, the property is ideally located close to local shops, supermarkets, bus routes, doctors' surgeries, and other everyday amenities, with easy access to Gloucester City Centre and the M5 motorway.

Potential rental value of £1,295 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- DETACHED
- GARAGE AND OFF ROAD PARKING
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED
- PRIVATE REAR GARDEN
- POPULAR LOCATION
- CLOSE TO BUSS ROUTES AND LOCAL AMENITIES
- EPC TBC COUNCIL TAX C



Hallway

Lounge

17' 8" x 10' 6" (5.39m x 3.20m)

Kitchen

8' 0" x 7' 11" (2.44m x 2.41m)

Bedroom 1

12' 7" x 10' 0" (3.84m x 3.05m)

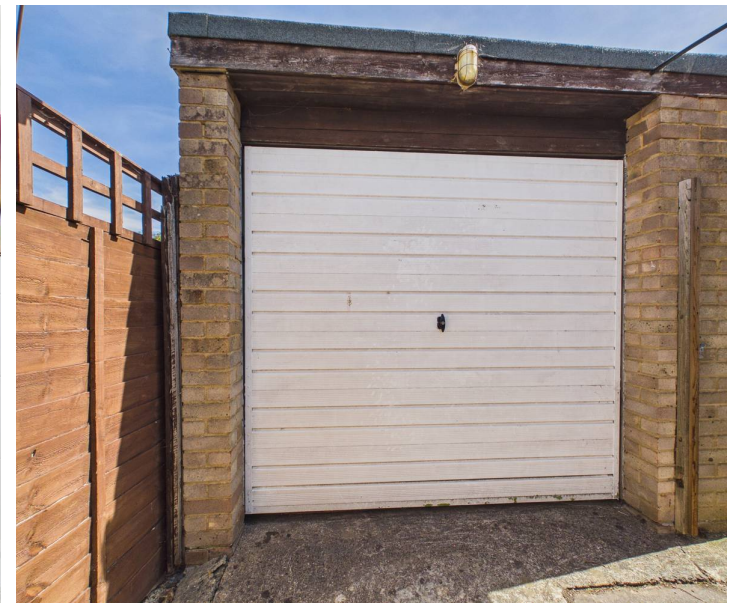
Bedroom 2

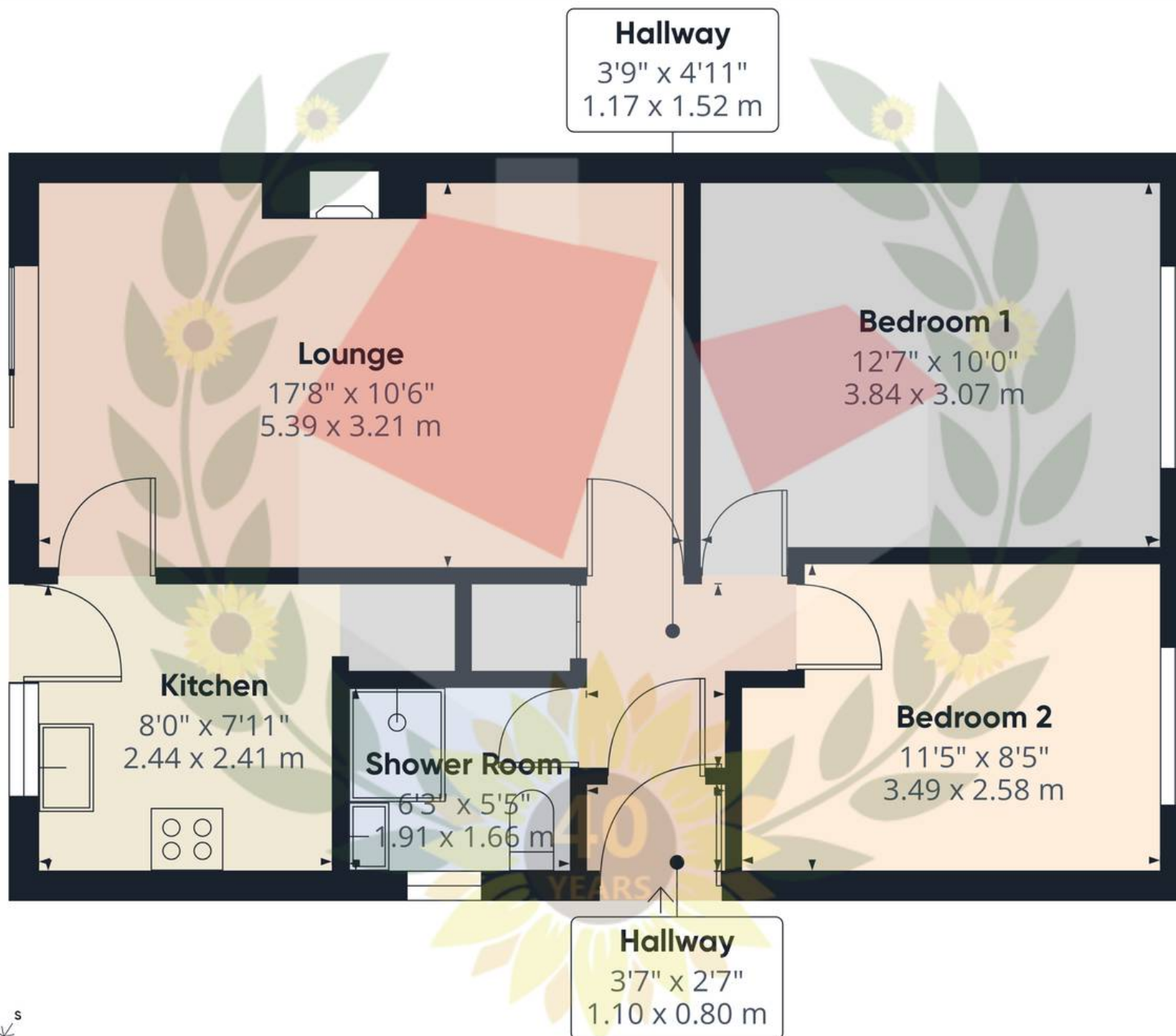
11' 5" x 8' 5" (3.48m x 2.57m)

Shower Room

6' 3" x 5' 5" (1.91m x 1.65m)

Garage





Approximate total area⁽¹⁾

556 ft²

51.6 m²

(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.

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