



30 Bittern Avenue, Abbeydale – GL4 4WA

Gloucester

Guide Price **£390,000**

30 Bittern Avenue

Abbeydale, Gloucester

Situated in the popular area of Abbeydale, this spacious and versatile FIVE BEDROOM LINK-DETACHED HOUSE offers excellent family accommodation arranged over two floors, with a fantastic range of living space and convenient access to local amenities and transport links.

Upon entering, the property benefits from a SPACIOUS HALLWAY providing access to the ground floor accommodation, including a useful CLOAKROOM and a GENEROUSLY-SIZED LOUNGE. A SECOND RECEPTION ROOM provides additional versatile living space, while the bright and welcoming SUNROOM offers the perfect spot to relax and enjoy views over the garden.

The KITCHEN / DINER provides a practical and sociable heart to the home, ideal for both everyday family life and entertaining. The former garage has also been thoughtfully converted to create a FIFTH BEDROOM complete with a modern WETROOM, offering excellent flexibility for larger families, visiting guests or those requiring convenient ground-floor accommodation.

Upstairs, the spacious landing leads to TWO GOOD-SIZED DOUBLE BEDROOMS, alongside TWO WELL-PROPORTIONED SINGLE BEDROOMS and a family BATHROOM.

Externally, the property occupies a desirable CORNER PLOT, providing parking for AT LEAST TWO CARS to the front. To the rear is a SOUTH WEST FACING GARDEN, offering a pleasant outdoor space to relax and enjoy.

Potential rental value of £1695pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

- CORNER PLOT POSITION
- FIVE BEDROOM LINK DETACHED
- TWO RECPEION ROOMS



Hallway

Cloakroom

6' 2" x 2' 11" (1.88m x 0.89m)

Living Room

15' 6" x 12' 9" (4.72m x 3.89m)

Kitchen / Diner

11' 2" x 8' 11" (3.40m x 2.72m)

Dining Room

10' 3" x 9' 7" (3.12m x 2.92m)

Sunroom

10' 4" x 7' 8" (3.15m x 2.34m)

Bedroom 5

11' 10" x 7' 1" (3.61m x 2.16m)

Wetroom

7' 2" x 3' 5" (2.18m x 1.04m)

Landing

Bedroom 1

10' 11" x 9' 5" (3.33m x 2.87m)

Bedroom 2

10' 4" x 9' 9" (3.15m x 2.97m)

Bedroom 3

7' 11" x 7' 9" (2.41m x 2.36m)

Bedroom 4

6' 11" x 6' 7" (2.11m x 2.01m)

Bathroom

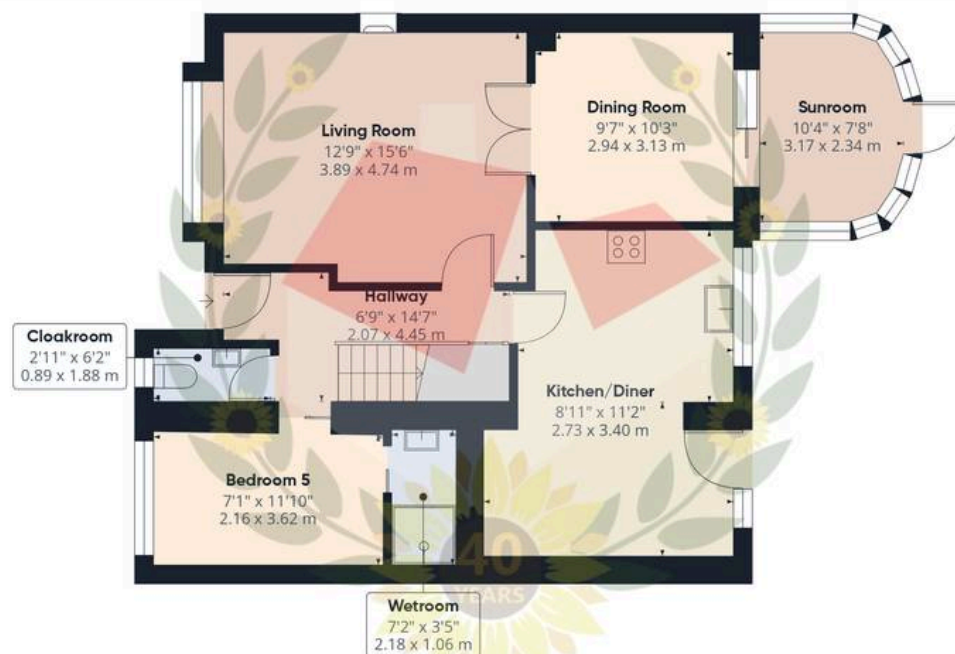
7' 10" x 5' 9" (2.39m x 1.75m)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor

Approximate total area⁽¹⁾

1226 ft²

114 m²



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.

GIRAFFE360



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