



 **11 Chestnut Road, Abbeymead – GL4 4XZ**
Gloucester

Guide Price **£235,000**

11 Chestnut Road

Abbeymead, Gloucester

This well-presented TWO BEDROOM END TERRACE property is ideally positioned within a quiet cul-de-sac in the ever-popular area of ABBEYMEAD. Offering well-proportioned accommodation, a RECENTLY FITTED MODERN KITCHEN, landscaped rear GARDEN and ALLOCATED PARKING for two cars, the property would make an ideal home for first-time buyers or investors.

The ground floor comprises a welcoming LOUNGE, leading through to a BRIGHT AND MODERN RECENTLY FITTED KITCHEN, providing a contemporary and practical space for everyday living.

To the first floor, there is a spacious family BATHROOM, a GOOD SIZE DOUBLE BEDROOM and a WELL PROPORTIONED SINGLE BEDROOM.

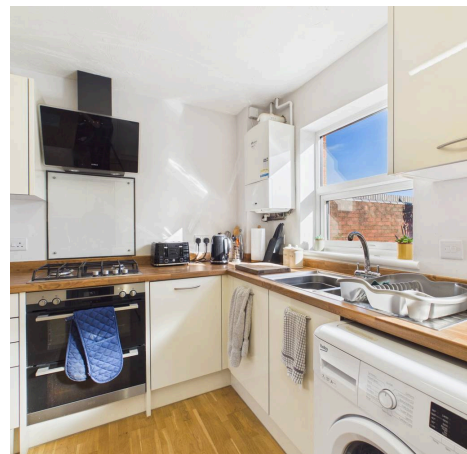
Externally, the property occupies a desirable corner plot and benefits from a LANDSCAPED REAR GARDEN, providing a pleasant outdoor space with low-maintenance appeal. There is also the added benefit of ALLOCATED PARKING FOR TWO CARS situated to the rear.

Potential rental value of £1050pcm, please contact Michael Tuck Lettings Abbeymead for more information.

The property is conveniently located close to a range of local amenities, including shops, schools and a doctors' surgery, while excellent transport links provide easy access to Gloucester, Cheltenham and surrounding areas.

Council Tax band: B

Tenure: Freehold



Lounge

15' 2" x 12' 8" (4.62m x 3.86m)

Kitchen

12' 8" x 7' 8" (3.86m x 2.34m)

Landing**Bedroom 1**

12' 9" x 12' 3" (3.89m x 3.73m)

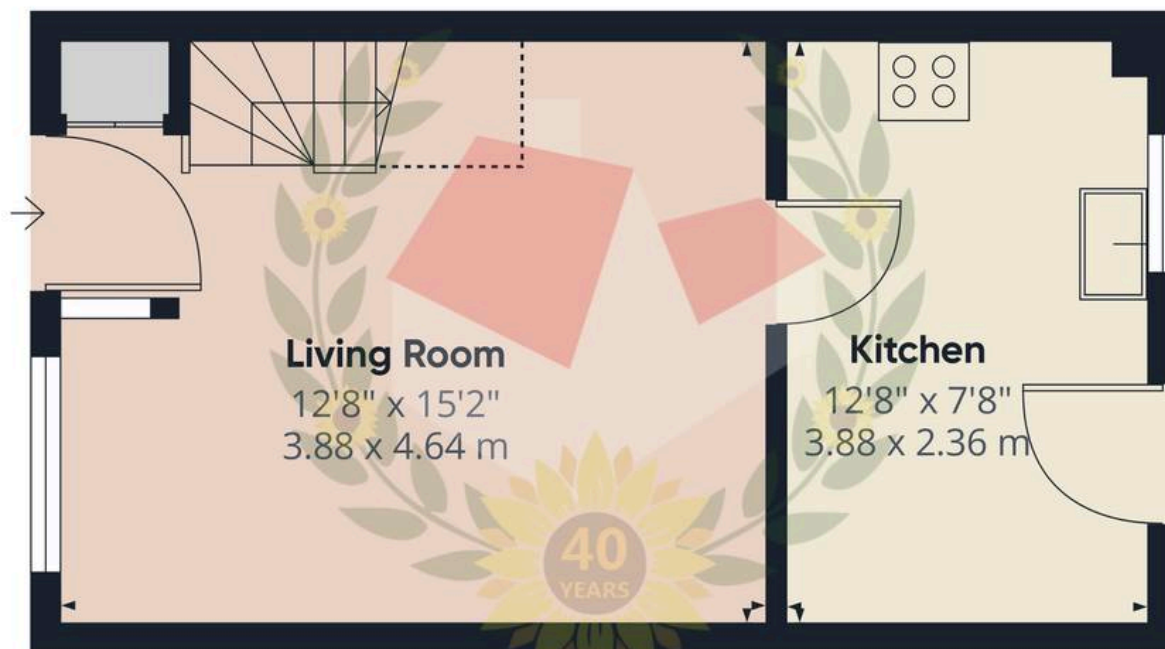
Bedroom 2

11' 0" x 6' 2" (3.35m x 1.88m)

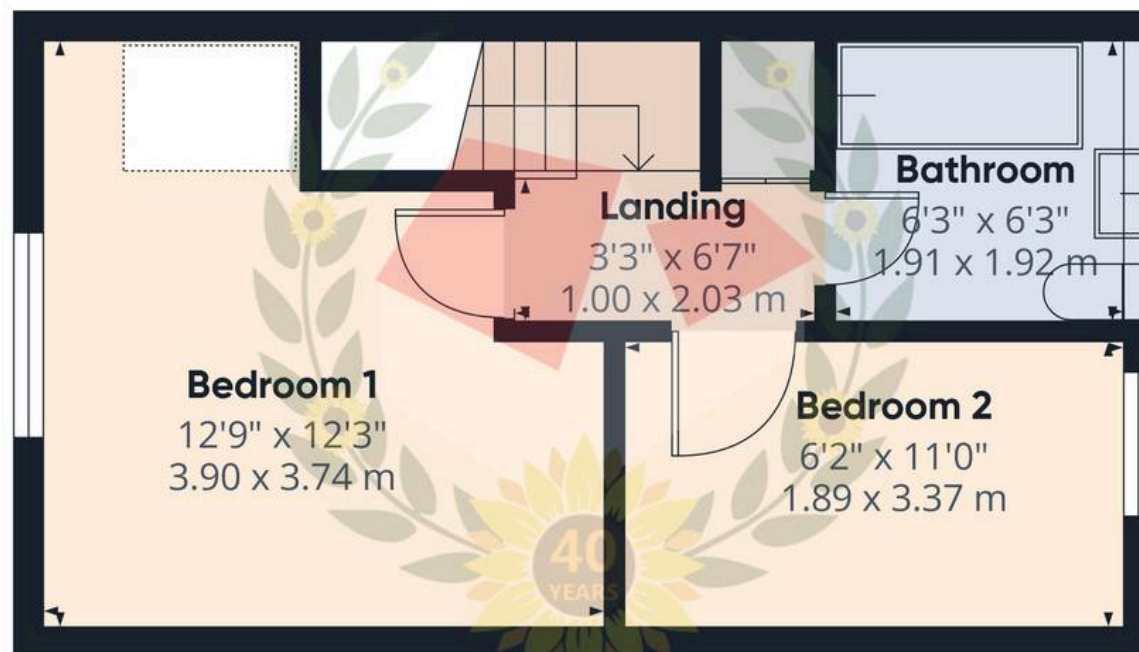
Bathroom

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

549 ft²
51 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.