

39 Awebridge Way, Gloucester - GL4 4FQ

Gloucester

Guide Price £430,000

39 Awebridge Way

Gloucester

Situated in the ever-popular area of ABBEYDALE, this spacious FOUR BEDROOM DETACHED family home offers generous and versatile living accommodation throughout, making it an ideal purchase for growing families.

The ground floor comprises a welcoming entrance HALLWAY, a generous LOUNGE, a second RECEPTION ROOM, a CLOAKROOM and a great-sized KICHEN/DINER, providing an excellent space for both everyday family living and entertaining. There is also the added benefit of a separate UTILITY ROOM.

To the first floor, a spacious landing leads to FOUR DOUBLE BEDROOMS, with the master bedroom benefiting from its own ENSUITE. Completing the first floor is a well-proportioned family BATHROOM.

Externally, the property occupies a tucked-away position within a quiet cul-de-sac and benefits from a GARAGE and ample OFF-ROAD PARKING for multiple vehicles. To the rear, there is a private GARDEN, offering an ideal space to relax and enjoy the outdoors.

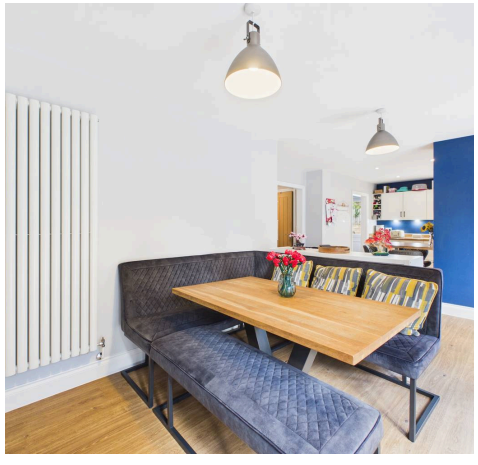
The property is conveniently located within the popular area of Abbeydale, close to a range of local amenities including shops, schools and a doctors' surgery. There are also excellent transport links providing easy access to Gloucester and Cheltenham.

An excellent opportunity to purchase a spacious family home in a popular residential location.

Potential rental value of £1625pcm, please contact Michael Tuck Lettings Abbeymead for further information.









Hallway

Lounge
15' 10" x 11' 4" (4.83m x 3.45m)

Reception Room
9' 1" x 8' 3" (2.77m x 2.52m)

Kitchen/Diner
28' 7" x 9' 3" (8.71m x 2.82m)

Utility Room
5' 9" x 5' 5" (1.75m x 1.65m)

Cloakroom
5' 6" x 5' 5" (1.68m x 1.65m)

Landing

Bedroom 1
14' 7" x 10' 1" (4.45m x 3.07m)

Ensuite
7' 7" x 5' 3" (2.31m x 1.60m)

Bedroom 2
10' 11" x 10' 0" (3.33m x 3.05m)

Bedroom 3
10' 5" x 10' 1" (3.18m x 3.07m)

Bedroom 4
10' 7" x 8' 0" (3.23m x 2.44m)

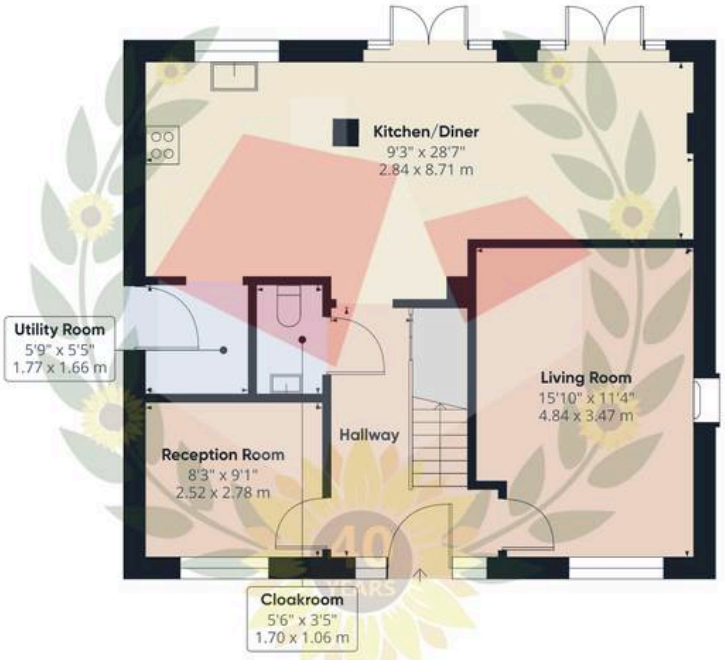
Bathroom
9' 9" x 6' 0" (2.97m x 1.83m)

Agents Notes
The seller has informed us that the property had a insurance claim for heave. Works have been carried out and completed to satisfaction. All supporting documentation is available.

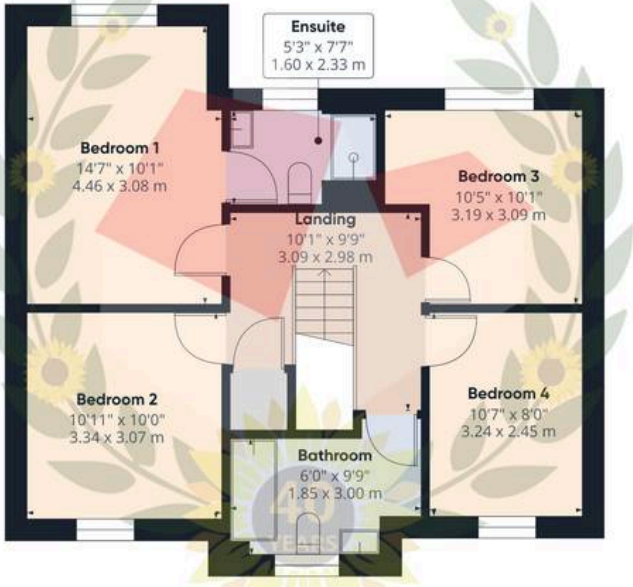








Ground Floor



Floor 1



Approximate total area(1)

1234 ft²

114.6 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.

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS

The Property Ombudsman

Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

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

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