



MICHAEL TUCK
ESTATE & LETTING AGENTS

44 Carwardine Field, Abbeymead – GL4 5TX

Gloucester

Guide Price **£315,000**

44 Carwardine Field

Abbeymead, Gloucester

Situated in the popular area of Abbeymead, this THREE BEDROOM SEMI-DETACHED TOWNHOUSE is offered to the market with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, growing families or investors.

The ground floor comprises a spacious entrance hallway, KITCHEN, GOOD SIZE LIVING ROOM and a bright SUNROOM, providing additional living space and a pleasant area to relax or entertain.

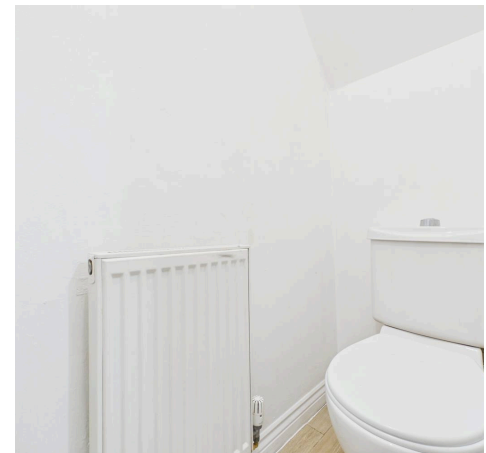
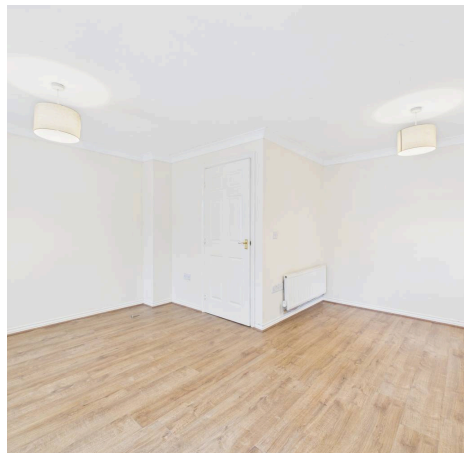
The first floor features a GREAT SIZE DOUBLE DECOND BEDROOM, a SPACIOUS FAMILY BATHROOM and a WELL-PROPORTIONED THIRD BEDROOM.

The entire second floor is dedicated to the IMPRESSIVE MASTER BEDROOM, complete with its own ENSUITE, creating a private and spacious principal bedroom suite.

Externally, the property benefits from a DETACHED GARAGE with ALLOCATED PARKING, alongside an enclosed and easily maintainable rear GARDEN, ideal for those seeking an outdoor space without the demands of extensive upkeep.

Potential rental value of £1475pcm, please contact Michael Tuck Lettings in Abbeymead for more information.

Located in the ever-popular area of Abbeymead, the property is conveniently positioned close to a range of local amenities, including shops, schools and a doctors' surgery. The area also benefits from excellent transport links to Gloucester and Cheltenham, making it well suited to commuters.



Hallway

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)

Cloakroom

5' 6" x 2' 8" (1.68m x 0.81m)

Living Room

15' 4" x 15' 3" (4.67m x 4.65m)

Sunroom

12' 9" x 9' 7" (3.89m x 2.92m)

Landing

Bedroom 2

15' 3" x 8' 2" (4.65m x 2.49m)

Bathroom

8' 7" x 3' 5" (2.62m x 1.04m)

Bedroom 3

9' 8" x 8' 7" (2.95m x 2.62m)

Landing

Bedroom 1

16' 9" x 11' 10" (5.11m x 3.61m)

Ensuite

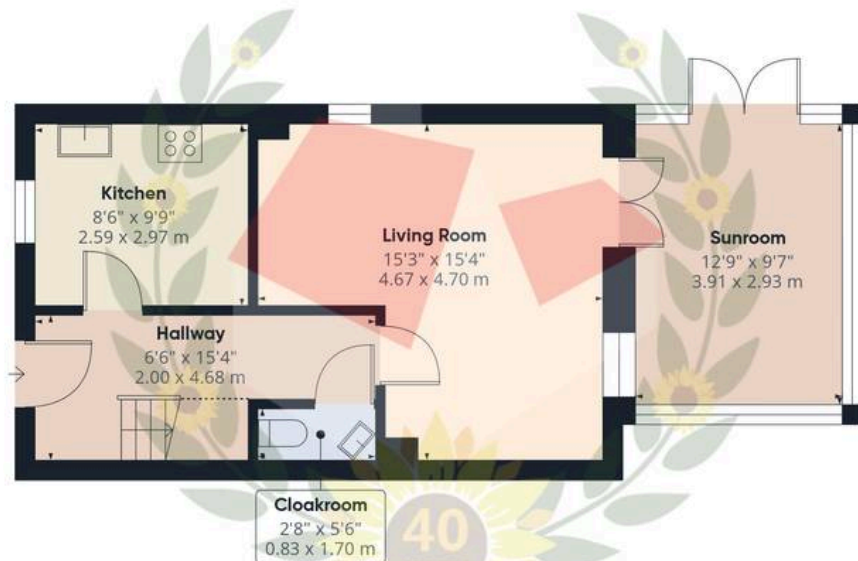
9' 4" x 5' 2" (2.85m x 1.58m)

Council Tax band: C

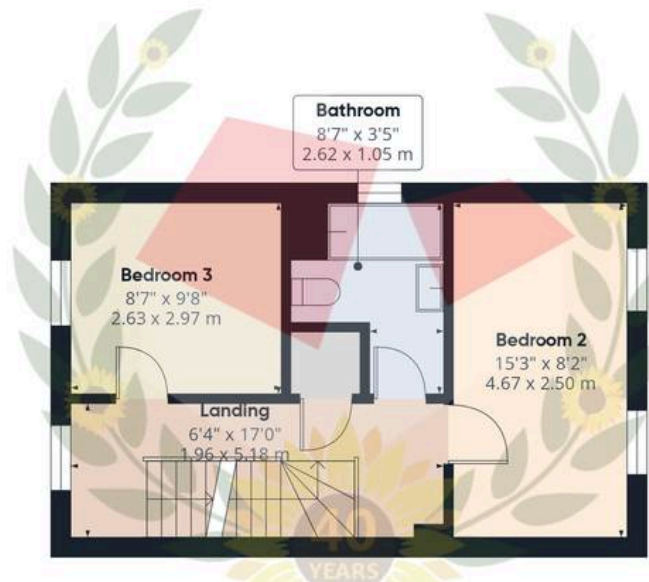
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1092 ft²

101.3 m²

Reduced headroom

15 ft²

1.4 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



Floor 2





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