
MICHAEL TUCK
ESTATE & LETTING AGENTS
96 Curlew Road, Abbeydale - GL4 4TB
Gloucester
Guide Price £230,000

96 Curlew Road

Abbeydale, Gloucester

Situated within the ever-popular area of ABBEYDALE, this well-presented THREE BEDROOM SEMI-DETACHED HOUSE offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, couples and families alike.

The ground floor comprises a welcoming and spacious entrance HALLWAY, a bright and airy LIVING/DINING ROOM providing an excellent space for both relaxing and entertaining, and a fitted KITCHEN.

To the first floor, the property benefits from a generously sized MASTER BEDROOM, a further well-proportioned DOUBLE BEDROOM and a SINGLE THIRD BEDROOM.

Externally, the property is pleasantly positioned along a quiet NO-THROUGH CHAIN and benefits from both a FRONT AND A PRIVATE REAR GARDEN. Further advantages include a GARAGE and OFF-ROAD PARKING.

Additional benefits include the property being freshly painted throughout, providing a blank canvas for the new owner to make their own.

The property is conveniently located close to a range of local amenities, including shops, schools and a doctor's surgery, as well as offering excellent transport links to both Gloucester and Cheltenham.

Potential rental income of £1395pcm, please contact Michael Tuck Lettings Abbeymead for further information.

Agents Notes: Please note this property has no carpets in readiness for the new owners to choose their preferred choice of flooring.









Hallway

Living/Dining Room
23' 7" x 11' 8" (7.19m x 3.56m)

Kitchen
9' 0" x 8' 4" (2.74m x 2.54m)

Landing

Toilet
5' 6" x 2' 0" (1.68m x 0.61m)

Bathroom
5' 5" x 5' 4" (1.65m x 1.63m)

Bedroom 1
13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom 2
10' 4" x 9' 0" (3.15m x 2.74m)

Bedroom 3
8' 6" x 7' 5" (2.59m x 2.26m)









Ground Floor



Floor 1



Approximate total area(1)

763 ft²

71 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
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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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