



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **30 The Oaks, Abbeymead – GL4 5WP**

Gloucester

Guide Price **£365,000**

30 The Oaks

Abbeymead, Gloucester

Situated in the ever-popular area of Abbeymead, this FOUR BEDROOM DETACHED HOUSE offers generous and versatile accommodation across two floors, making it an ideal family home with excellent potential for modernisation and further improvements.

The ground floor comprises a spacious entrance hallway, convenient CLOAKROOM, KITCHEN with a separate UTILITY ROOM, and a bright and generous LIVING ROOM. There is also a separate DINING ROOM, providing an excellent additional reception space for family meals and entertaining.

To the first floor, there is a spacious landing leading to THREE GOOD SIZE DOUBLE BEDROOMS, with the master bedroom benefiting from its own ENSUITE. There is also a WELL PROPORTIONED FOURTH SINGLE BEDROOM and a spacious family BATHROOM.

The property offers lots of scope for modernisation, giving the new owner the opportunity to update and personalise the accommodation to suit their own style and requirements.

Externally, the property benefits from a DRIVEWAY providing OFF ROAD PARKING to the front, while the rear offers an ENCLOSED GARDEN, providing a private outdoor space.

Potential rental value of £1600pcm, please contact Michael Tuck Lettings Abbeymead for more information.

Located within the popular residential area of Abbeymead, the property is conveniently positioned close to a range of local amenities including shops, schools and a doctor's surgery. There are also



Hallway

Family Room

15' 2" x 7' 5" (4.62m x 2.26m)

Cloakroom

5' 1" x 2' 5" (1.55m x 0.74m)

Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

Utility Room

7' 11" x 5' 0" (2.41m x 1.52m)

Living Room

13' 11" x 11' 3" (4.24m x 3.43m)

Dining Room

8' 8" x 8' 2" (2.64m x 2.49m)

Landing

Bedroom 1

10' 10" x 9' 4" (3.30m x 2.85m)

Ensuite

6' 9" x 4' 7" (2.06m x 1.40m)

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Bedroom 2

11' 2" x 7' 10" (3.40m x 2.39m)

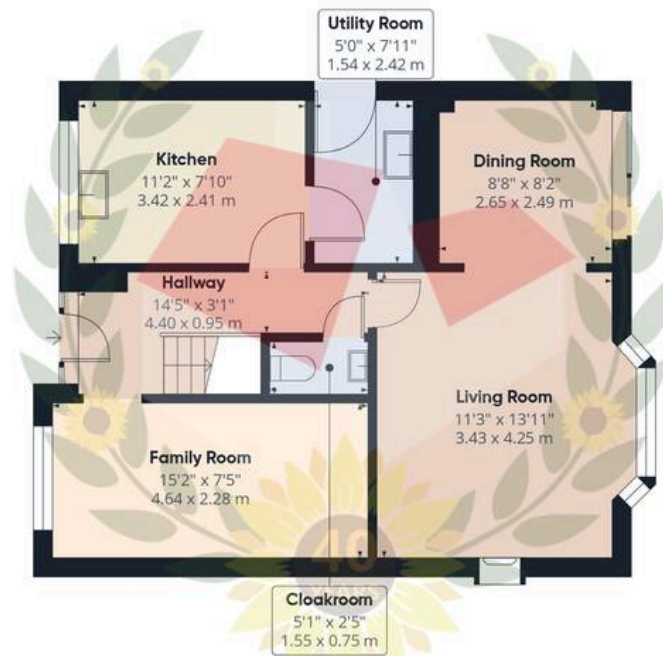
Bedroom 3

10' 6" x 7' 10" (3.20m x 2.39m)

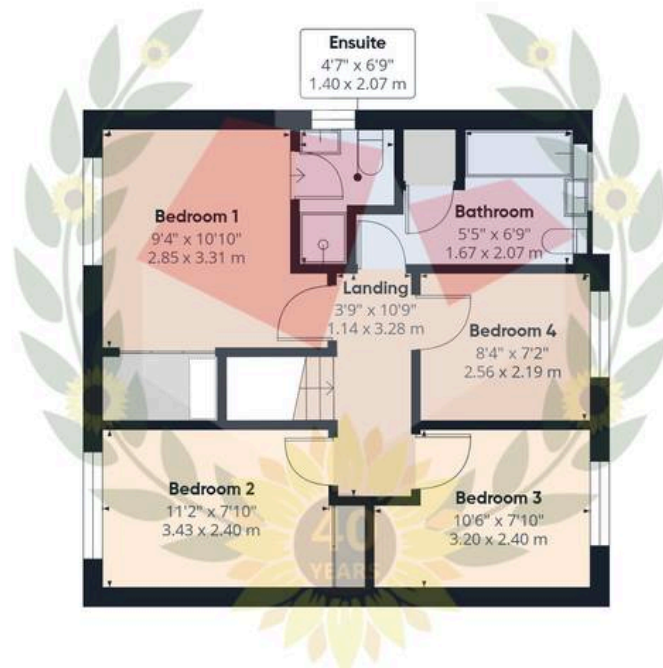
Bedroom 4

8' 4" x 7' 2" (2.54m x 2.18m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1053 ft²

98 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

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.