



**Barn Close, Abbeydale, Gloucester GL4 5JT**

**Offers Over £265,000** Freehold



**MICHAEL TUCK**

The Agent with 5 star customer service



**7 Barn Close, Abbeydale, Gloucester,  
Gloucestershire, GL4 5JT**

## Offers Over £265,000

Freehold. Council Tax Band C



**3 Bedrooms**



**1 Bathrooms**



**1 Receptions**

### Features

- \* 3 BEDROOMS
- \* SEMI DETACHED
- \* CUL-DE-SAC LOCATION
- \* GARAGE
- \* GREAT SIZE REAR GARDEN
- \* LOCAL AMENITIES
- \* PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILY
- \* EPC D COUNCIL TAX BAND C

### Michael Tuck Estate and Letting Agents

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### The Property

\*\*\* 3 BEDROOM SEMI DETACHED, GREAT SIZE  
REAR GARDEN, GARAGE, CUL-DE-SAC LOCATION

\*\*\* Now available for sale this well presented  
family home, which is perfect for a first time  
buyer or a young family located in a quiet and  
sought-after cul-de-sac in Abbeydale.

Conveniently situated to a wide range of local  
amenities such as; super markets, bus routes,  
both primary and secondary schools and doctor  
surgeries. Accommodation briefly consists of;  
Entrance Hall, kitchen, lounge/diner and  
conservatory. Upstairs can be found 3 bedrooms  
and a family bathroom. Outside we have a great  
size enclosed rear garden and driveway providing  
off-road parking. Interest is sure to be high for  
this desirable property, so call us today on 01452  
612020 to book your viewing and avoid missing  
out! Offered For Sale by Michael Tuck Estate  
Agents, Abbeymead, Gloucester.

### Entrance Hall

**Kitchen** 10' 7" x 8' 0" (3.22m x 2.44m)

**Lounge/Diner** 16' 6" x 10' 11" (5.03m x 3.34m)

**Bedroom 1** 11' 6" x 10' 4" (3.51m x 3.16m)

**Bedroom 2** 11' 4" x 9' 8" (3.46m x 2.94m)

**Bedroom 3** 8' 6" x 6' 8" (2.59m x 2.04m)

**Family Bathroom** 7' 8" x 5' 10" (2.34m x 1.79m)

### Conservatory

### Agents Note

The vendors inform us that in the 2007 floods,  
this property experienced minor ingress of water  
due to the surface water culvert to the rear of the  
property being blocked. Since that  
unprecedented event, the culvert is now cleared  
on a regular basis and there have been no further  
issues.



**Boomin**



**rightmove**

**Zoopla**

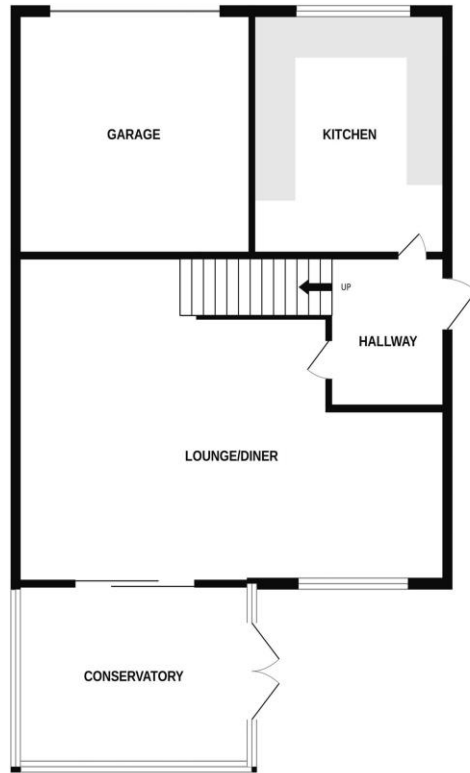




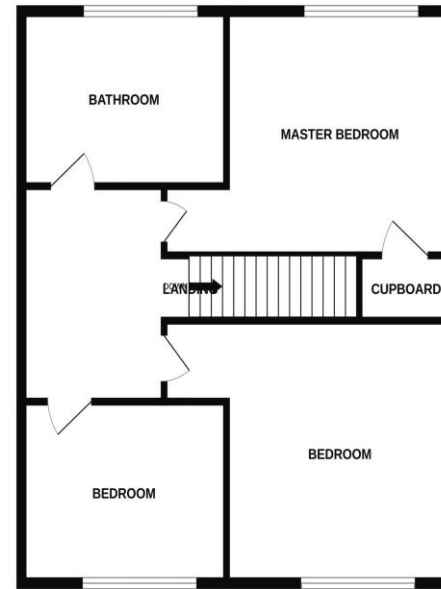




GROUND FLOOR



1ST FLOOR



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