



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

Guide Price £295,000 Freehold



**MICHAEL TUCK**

The Agent with 5 star customer service

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

**Guide Price £295,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**1 Bathrooms**



**2 Receptions**

#### **Features**

- \* 3 BEDROOM SEMI DETACHED
- \* CUL-DE-SAC LOCATION
- \* LOCAL AMENITIES
- \* BEAUTIFULLY PRESENTED
- \* OFF ROAD PARKING
- \* ENCLOSED REAR GARDEN
- \* PERFECT FOR FIRST TIME BUYERS OR A YOUNG FAMILY
- \* EPC D COUNCIL TAX BAND C

**Michael Tuck Estate and Letting Agents**

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#### **The Property**

\*\*\* STUNNING 3 BED SEMI DETACHED, CUL-DE-SAC LOCATION, MODERN, ENCLOSED REAR GARDEN \*\*\* Michael Tuck estate agents are delighted to welcome to the open market this much loved family home, perfect for a first time buyer or a young family. This stunning property has been much improved by its current owners, benefiting now from 2 reception rooms, modern kitchen and bathroom. Accommodation briefly consists of entrance hall, kitchen, lounge and dining room. Upstairs can be found 3 bedrooms and a refitted bathroom. Outside to the rear is a great sized enclosed rear garden! This desirable home benefits from great access links to all local amenities, bus routes and schools! We're anticipating high level of interest, call the office today on 01452 612020 to arrange your viewing. Approximate rental value of £1,200pcm, please contact Michael Tuck Lettings in Abbeymead.

#### **Entrance Hall**

**Kitchen** 10' 6" x 7' 11" (3.21m x 2.41m)

**Lounge** 16' 7" x 10' 11" (5.05m x 3.32m)

**Dining Room** 15' 7" x 7' 7" (4.76m x 2.32m)

**Bedroom 1** 10' 11" x 10' 6" (3.34m x 3.19m)

**Bedroom 2** 11' 3" x 9' 9" (3.42m x 2.97m)

**Bedroom 3** 8' 5" x 6' 8" (2.56m x 2.04m)

#### **Family Bathroom**

#### **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**

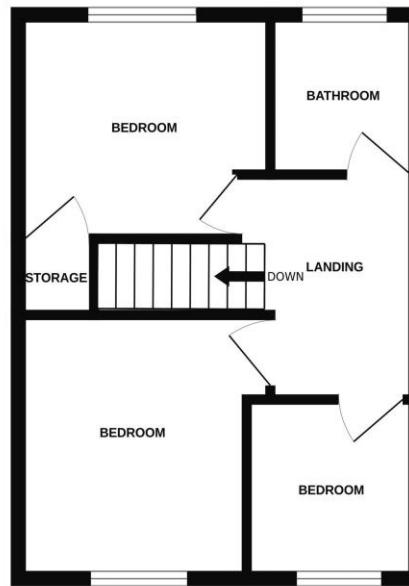
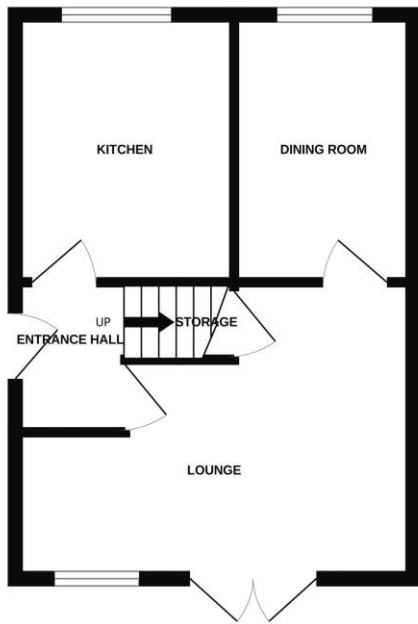
**Sunflowers**  
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**Zoopla**







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