



**Oriole Way, Abbeydale, Gloucester**

Freehold

**£350,000**



**36 Oriole Way, Abbeydale, Gloucester,  
Gloucestershire, GL4 4WY**

**£350,000**

Freehold. Council Tax Band D



**4 Bedrooms**



**1 Bathrooms**



**2 Receptions**

#### Features

- \* Four Bedrooms
- \* Link Detached
- \* Two Reception Rooms
- \* Corner Plot
- \* Off Road Parking
- \* Established Garden
- \* Council Tax Band D EPC TBC
- \* Sought After Location

#### Michael Tuck Estate and Letting Agents

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#### The Property

**\*\*\* Lovely Family Home, Four Bedrooms, Link Detached, Garage, Off Road Parking\*\*\***

Situated in the sought after Abbeydale area, this well presented link detached property offers spacious and versatile living, perfect for families or those looking to upsize. The accommodation comprises, entrance hall, cloakroom, a generous lounge, a separate dining room ideal for entertaining, kitchen and conservatory. Upstairs the property features four bedrooms and family bathroom. Externally this charming home boasts a single garage, off road parking and a good sized established garden ideal for outdoor living. Approximate rental value £1300pcm. Please contact Michael Tuck Lettings in Abbeymead for more details. Don't miss the opportunity to view this lovely home in a desirable location with easy access to local amenities, school and transport links 01452 612020.

#### Entrance Porch

#### Entrance Hall

**Lounge** 12' 6" x 15' 5" (3.81m x 4.70m)

**Dining Room** 9' 4" x 10' 1" (2.84m x 3.07m)

**Kitchen** 8' 9" x 10' 10" (2.66m x 3.30m)

**Conservatory** 7' 1" x 9' 8" (2.16m x 2.94m)

**Cloakroom** 2' 10" x 6' 1" (0.86m x 1.85m)

#### Landing

**Bedroom One** 9' 9" x 10' 4" (2.97m x 3.15m)

**Bedroom Two** 10' 8" x 9' 3" (3.25m x 2.82m)

**Bedroom Three** 7' 9" x 8' 0" (2.36m x 2.44m)

**Bedroom Four** 6' 4" x 7' 4" (1.93m x 2.23m)

**Bathroom** 7' 10" x 5' 11" (2.39m x 1.80m)

#### Garage











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