



Kinmoor, Abbeydale, Gloucester, GL4

5XN

Freehold

£450,000

**18 Kinmoor, Abbeydale, Gloucester,
Gloucestershire, GL4 5XN**

£450,000

Freehold. Council Tax Band D



4 Bedrooms



2 Bathrooms



3 Receptions

Features

- * No Onward Chain
- * Three Reception Rooms
- * Modern Fitted Shower Room & Bathroom
- * Enclosed Spacious Rear Garden
- * Corner Plot
- * Immaculate Condition
- * Double Garage and Off Road Parking
- * Energy Rating A & Council Tax D
- *

Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

www.michaeltuck.co.uk

The Property

Immaculate Four Bedroom Detached Family Home With No Onward Chain In Abbeydale! A well-presented executive detached family home occupying a desirable corner plot on a quiet no through road, featuring a double garage and convenient access to a wide range of local amenities. An ideal opportunity for the growing family! In brief the property comprises of; Entrance hall, downstairs cloakroom, modern fitted kitchen/diner, family room, lounge, conservatory, four bedrooms, modern fitted shower room and bathroom. Further benefits include; upvc double glazing, brand new 'Worcester' combination boiler, solar panels, bi-fold doors to garden, double garage and off road parking for multiple cars! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,750 pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To arrange a viewing call us today on 01452 612020.

Entrance Hall

Kitchen 9' 3" x 8' 11" (2.83m x 2.73m)

Dining Room 12' 8" x 10' 11" (3.86m x 3.33m)

Living Room 14' 1" x 11' 7" (4.29m x 3.54m)

Conservatory 11' 8" x 8' 0" (3.56m x 2.43m)

Play Room 11' 0" x 8' 3" (3.36m x 2.51m)

WC 3' 8" x 5' 3" (1.11m x 1.61m)

Landing

Bedroom 1 12' 6" x 10' 11" (3.80m x 3.32m)

Bedroom 2 12' 5" x 10' 10" (3.79m x 3.30m)

Bedroom 3 9' 1" x 9' 0" (2.78m x 2.75m)

Bedroom 4 9' 3" x 8' 8" (2.81m x 2.64m)

Shower Room 5' 9" x 5' 3" (1.76m x 1.61m)

Bathroom 6' 3" x 5' 9" (1.91m x 1.75m)

Garage 17' 3" x 15' 8" (5.27m x 4.78m)

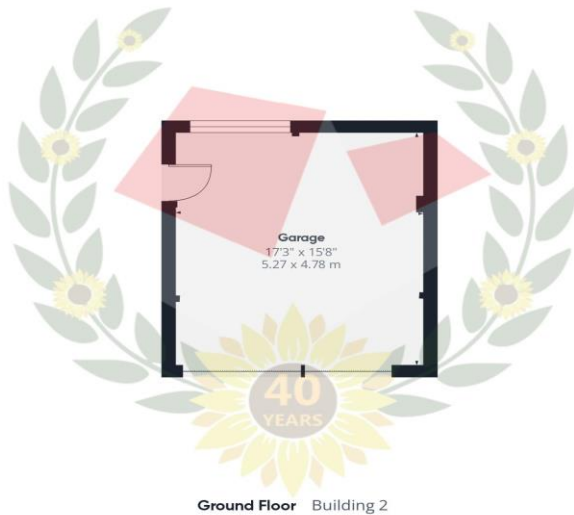
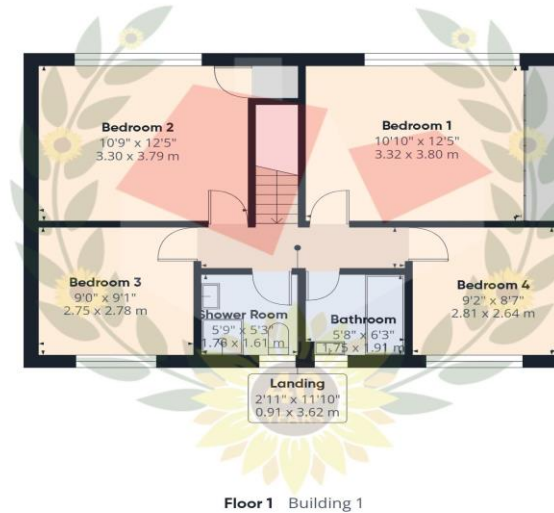
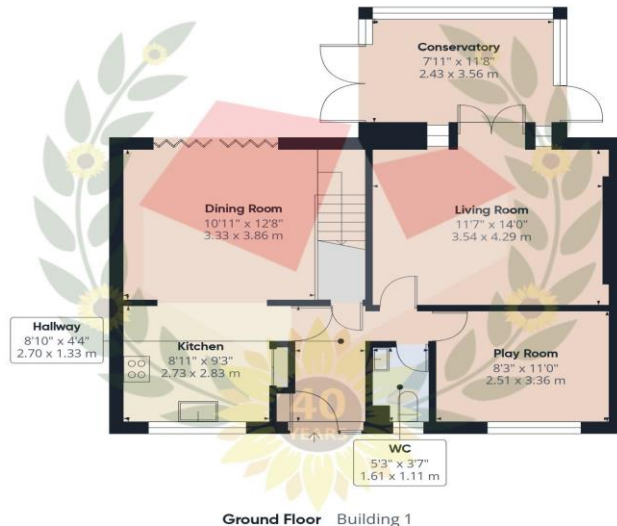
Additional Information From Vendor Utilities

- **Electricity** – mains
- **Gas** – mains
- **Water** – mains
- **Sewerage** – mains
- **Broadband** - fibre to premises









Approximate total area⁽¹⁾
1536 ft²
142.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE

The position and size of doors, windows, appliances, and other features are approximate only.

Unauthorised reproduction prohibited

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.

