



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **9 Walnut Close, Abbeydale – GL4 5EU**

Gloucester

In Excess of **£270,000**

9 Walnut Close

Abbeydale, Gloucester

*** NO ONWARD CHAIN CORNER PLOT NEW KITCHEN AND BATHROOM ***

Set on a corner plot in a popular location this immaculate bungalow boasts a modern new kitchen and bathroom, stylish interiors, and a fresh, contemporary feel throughout.

Private rear garden is ideal for outdoor dining, gardening, or simply relaxing in the sun. There is also a private garage with power, a driveway for off-street parking, and side access to the rear garden.

Located close to local amenities, transport links, and green spaces, this home is perfect for downsizers, couples, or anyone seeking low-maintenance single-level living in a quiet and friendly neighbourhood.

Property for sale through Michael Tuck Estate Agents. Potential Rental Value of £1,150pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

We highly advise a viewing, to Arrange yours call us today on 01452 612020.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hall**Kitchen**

Dimensions: 7' 0" x 9' 2" (2.13m x 2.79m).

Lounge

Dimensions: 12' 10" x 15' 9" (3.91m x 4.80m).

Bedroom One

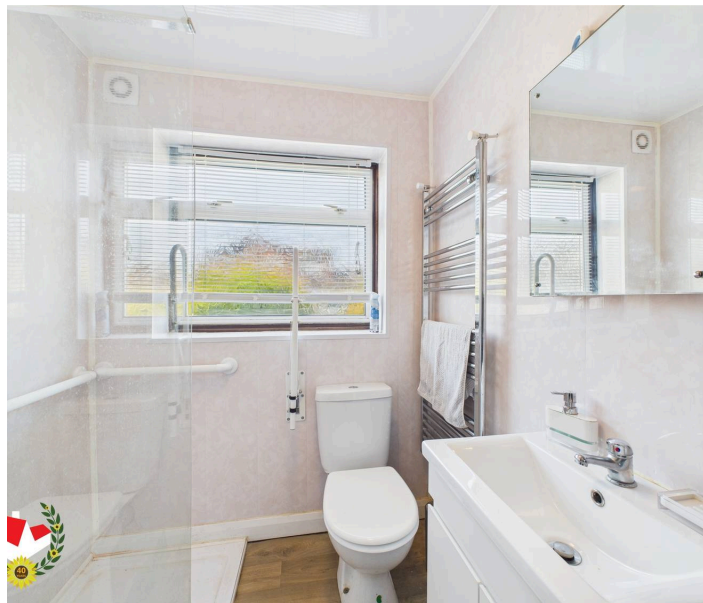
Dimensions: 9' 3" x 13' 2" (2.82m x 4.01m).

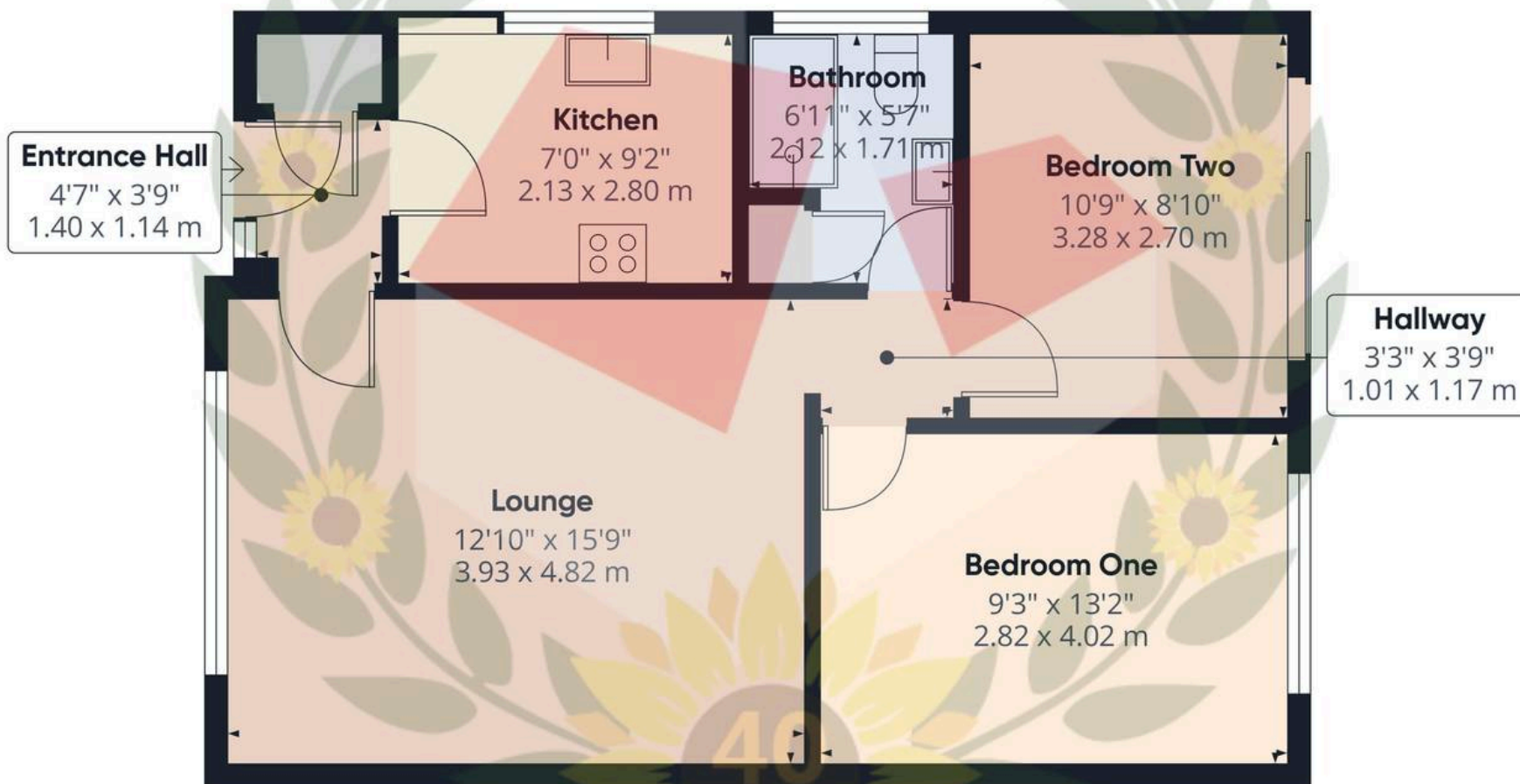
Bedroom Two

Dimensions: 10' 9" x 8' 10" (3.27m x 2.69m).

Bathroom

Dimensions: 6' 11" x 5' 7" (2.11m x 1.70m).





Approximate total area⁽¹⁾

572 ft²

53.1 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 are based on RICS IPMS 3C standard.

GIRAFFE360



MICHAEL TUCK
ESTATE & LETTING AGENTS



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.