



MICHAEL TUCK
ESTATE & LETTING AGENTS



10 Harleys Field, Abbeymead – GL4 4RN

Gloucester

Guide Price **£305,000**

10 Harleys Field

Abbeymead, Gloucester

Three Bedroom Semi Detached Property In Abbeymead.

This well presented property is situated on a quiet and popular no through road in Abbeymead which offers easy access to a range of local amenities.

In brief the property comprises of; entrance hall, downstairs cloak room, spacious lounge, kitchen/diner, conservatory,

first floor landing, three bedrooms and a modern fitted bathroom.

Further benefits include; upvc double glazing, modern gas central heating, enclosed rear garden with side access, garage and off road parking!

Potential rental value of £1,395 pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought After Location
- Modern Fitted Bathroom
- No Through Road
- Enclosed Rear Garden
- Well Presented Throughout
- Conservatory
- Garage & Off Road Parking



Entrance Hall

Cloakroom

Lounge

15' 0" x 14' 9" (4.57m x 4.50m)

Kitchen/Diner

14' 8" x 10' 2" (4.47m x 3.10m)

Conservatory

11' 4" x 8' 9" (3.45m x 2.67m)

First Floor Landing

Bedroom 1

12' 2" x 8' 0" (3.71m x 2.44m)

Bedroom 2

10' 10" x 8' 3" (3.30m x 2.51m)

Bedroom 3

9' 2" x 6' 6" (2.79m x 1.98m)

Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

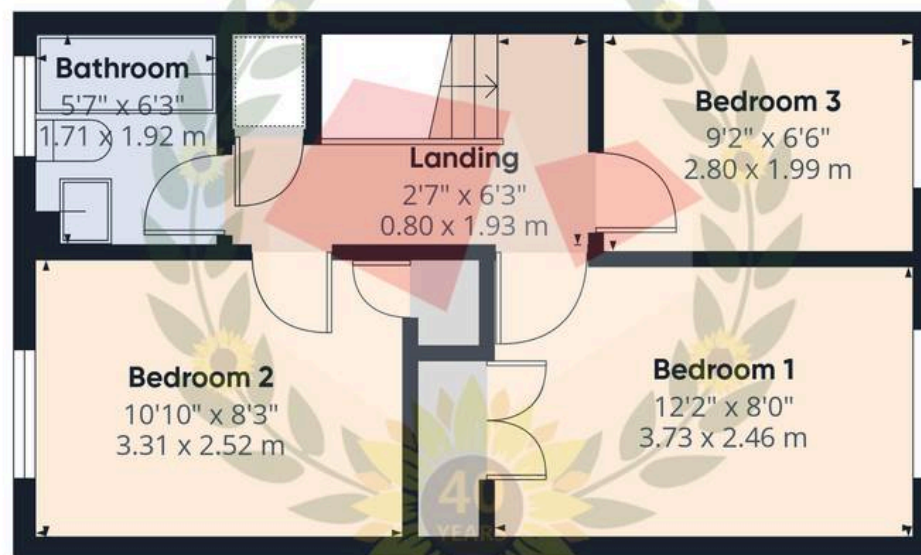
Additional Information From Seller

• Electricity – mains • Gas – mains • Water – mains •
Sewerage – mains





Ground Floor



Floor 1



Approximate total area⁽¹⁾

845 ft²

78.6 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Estate & Letting Agents

2 Mead Road, Abbeymead - GL4 5GL

01452 612020 • estates.abbeymead@michaeltuck.co.uk • www.michaeltuck.co.uk/



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