



MICHAEL TUCK
ESTATE & LETTING AGENTS

 **28 Chestnut Road, Abbeymead – GL4 4XZ**

Gloucester

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Abbeymead, Gloucester

Now available to the market this three-bedroom end-terrace home, situated in the highly sought-after area of Abbeymead. Perfectly located for family living, this property benefits from excellent local amenities, including shops, doctors' surgeries, regular bus routes, and a great selection of reputable schools nearby. In brief the property comprises of; light and airy kitchen, living room, 3 bedrooms and family bathroom. To the rear, the property boasts a generously sized garden, offering a perfect space for children to play, outdoor entertaining, or simply relaxing in the sun.

Whether you're a first-time buyer, growing family, or looking for a solid investment opportunity, this property ticks all the boxes. Contact us today to arrange your viewing on 01452 612020!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- 3 BEDROOM END TERRACE
- GENEROUS SIZED GARDEN
- CUL-DE-SAC LOCATION
- ALLOCATED OFF ROAD PARKING FOR TWO CARS
- LOCAL AMENITIES
- POPULAR AREA
- COUNCIL TAX BAND C EPC D



Entrance Hallway

Lounge

15' 1" x 9' 6" (4.59m x 2.90m)

Kitchen/Dining Room

15' 0" x 10' 2" (4.57m x 3.09m)

Bedroom 1

11' 6" x 8' 6" (3.50m x 2.60m)

Bedroom 2

9' 5" x 6' 3" (2.87m x 1.91m)

Bedroom 3

8' 6" x 6' 5" (2.59m x 1.96m)

Bathroom

6' 4" x 6' 3" (1.94m x 1.91m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

683 ft²

63.4 m²

Reduced headroom

16 ft²

1.5 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.

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