



STEVE GOOCH
ESTATE AGENTS | EST 1985



125 Curlew Road
Abbeydale, Gloucester GL4 4TD



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Residential Sales | Residential Lettings | Auctions | Surveys



£190,000

EPC rating C

Two bedroom bungalow with a upvc double glazed conservatory. Situated in a desirable location benefits include gas central heating, upvc double glazing, single garage, off road parking, pleasant enclosed rear garden and no upward chain.

Abbeylea has local amenities to include a doctor, a dentist, an optician, a solicitors practice, the Morrison shopping precinct, a post office, childrens playground, a veterinary practice, public house, a primary school, a sports and social club. A public transport service provides access to and from Gloucester City Centre where a more comprehensive range of amenities can be found.

Door leads into:

ENTRANCE HALL

LOUNGE - 15'3 x 10'1 (4.65m x 3.07m)

KITCHEN - 12' x 9'9 (3.66m x 2.97m)

CONSERVATORY - 13'4 x 7'8 (4.06m x 2.34m)

BEDROOM 1 - 12'6 x 9' (3.81m x 2.74m)

BEDROOM 2 - 10'8 x 9'2 (3.25m x 2.79m)

BATHROOM - 7'2 x 6' (2.18m x 1.83m)

GARDEN

PARKING

SINGLE GARAGE

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

