



James Grieve Road, Abbeymead,
Gloucester

Freehold

£415,000

**22 James Grieve Road, Abbeymead,
Gloucester, Gloucestershire, GL4 5GZ**

£415,000

Freehold. Council Tax Band D



4 Bedrooms



2 Bathrooms



2 Receptions

Features

- * Detached Family Home
- * Four Bedrooms
- * Extended
- * Two Reception Rooms
- * Ensuite Bathroom
- * Garden
- * Store Room/Playroom
- * Off Road Parking

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

We are delighted to offer this fantastic detached family home, situated in the highly desirable and well-established area of Abbeymead. The property enjoys a prime location with excellent access to a wide range of local amenities, reputable schools, and convenient transport links, including the M5 motorway, ensuring effortless commuting to nearby towns and cities. Upon entering the property, you are greeted by a welcoming entrance hall, leading to a cloakroom for added convenience. The lounge provides a comfortable and inviting space, perfect for relaxing with family or hosting guests. Adjacent to the lounge is a formal dining room, offering an ideal setting for family meals or entertaining. The kitchen is fully equipped with an adjacent utility room that provides practical space for laundry and additional storage needs. The ground floor further benefits from a versatile storeroom or playroom, offering flexibility for a variety of uses, such as a home office, children's playroom, or extra storage space. Upstairs, the property boasts a master bedroom, complete with an ensuite bathroom. There are three additional bedrooms and family bathroom. Externally, the property offers a fully enclosed rear garden, providing an ideal outdoor space for family gatherings or relaxation. The garden is thoughtfully designed with a well-maintained lawn and a paved patio area, perfect for outdoor dining and entertaining. To the front of the property, there is off-road parking for two or more vehicles. Early viewings are highly recommended to fully appreciate the size, layout, and location of this lovely home. Call Our Abbeymead Branch to book viewing 01452 612020

Entrance Hall

Cloakroom 6' 7" x 2' 8" (2.01m x 0.81m)

Lounge 12' 8" x 14' 4" (3.86m x 4.37m)

Dining Room 11' 3" x 7' 5" (3.43m x 2.26m)

Kitchen 11' 4" x 6' 10" (3.45m x 2.08m)

Utility room 4' 8" x 7' 10" (1.42m x 2.39m)

Storeroom/playroom 12' 8" x 7' 10" (3.86m x 2.39m)

Bedroom One 17' 10" x 8' 0" (5.43m x 2.44m)

Ensuite 4' 4" x 7' 10" (1.32m x 2.39m)

Bathroom 4' 4" x 7' 10" (1.32m x 2.39m)

Bedroom Two 13' 0" x 7' 8" (3.96m x 2.34m)

Bedroom Three 9' 0" x 7' 7" (2.74m x 2.31m)

Bedroom Four 6' 11" x 6' 7" (2.11m x 2.01m)

Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to cabinet









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.

