

ESTATE AGENTS



# Farr & Farr

farrandfarr.co.uk

**PRICE: £179,950**

**REF: H24313/LW**

**12 BIRDWOOD CLOSE  
ABBEYMEAD  
GLOUCESTER  
GL4 5UF**



**A WELL APPOINTED DETACHED TWO BEDROOM COACH  
HOUSE WITH GARAGE - NO ONWARD CHAIN**

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✉ longlevens@  
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Gloucester GL3 2ER  
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**Lettings:**

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## **12 BIRDWOOD CLOSE, ABBEYMEAD, GLOUCESTER, GL4 5UF**

Farr & Farr are delighted to offer this leasehold two-bedroom coach house in a popular Abbeymead location. The property is set in a quiet location and benefits from an integral garage and parking as well as a good sized enclosed walled garden. You enter the property on the ground floor into a large hallway with access to the garage and a very handy utility room. Upstairs offers two double bedrooms, fitted kitchen, lounge/diner and family bathroom. Well maintained by its current owner but in need of slight modernisation, the coach house offers a great first time buy or investment property.

Birdwood Close is situated in the popular area of Abbeymead and ideally situated for access to Cheltenham and Gloucester. On hand is a regular bus service and the M5 motorway junctions to the north and south are only a short drive away.

### **DETACHED COACH HOUSE; TWO DOUBLE BEDROOMS; BATHROOM; FITTED KITCHEN; UTILITY ROOM; LARGE LOUNGE/DINER; STORAGE CUPBOARD; GARAGE; GAS CENTRAL HEATING; UPVC DOUBLE GLAZING; NO ONWARD CHAIN**

#### **ENTRANCE :**

Via UPVC door. Tiled floor. Door to Garage. Door to utility. Stairs to first floor landing.



#### **UTILITY : 6'8 x 5'2**

UPVC double glazed window. Range of wall and base units with worktop over and matching upstand. Stainless steel single bowl sink with drainer and mixer tap. Tiled floor.



**KITCHEN : 9'3 X 5'3**

UPVC double glazed window. Range of wall and base units with worktop over. Stainless steel sink with drainer and mixer tap. Integrated electric cooker and 4 ring gas hob. Space for undercounter appliances. Vinyl floor.



**LOUNGE / DINING ROOM : 17'10 X 13'6**

UPVC double glazed windows to rear. TV point. Telephone point. Radiators. Fitted carpet.



**BATHROOM :**

UPVC double glazed frosted window to rear. White three-piece bathroom suite comprising pedestal sink, WC and panelled bath with shower over. Part tiled walls. Tiled floor. Radiator



**BEDROOM : 12'11 X 7'11**

UPVC double glazed window to front. Radiator. TV point. Fitted carpet.



**BEDROOM : 9'9 X 9'2**

UPVC double glazed window to front. Radiator. Fitted carpet.



**GARAGE :**

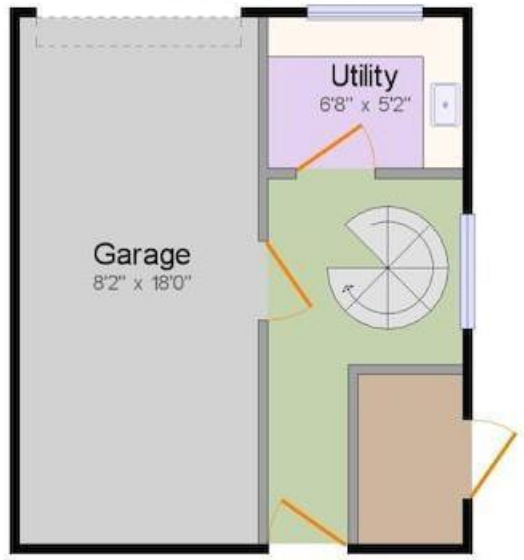
Up and over door. Driveway parking

**VIEWING BY APPOINTMENT THROUGH THE AGENT  
ALL MEASUREMENTS ARE APPROXIMATE**

**COUNCIL TAX BAND – B  
LEASE APPROX 150 YRS (TBC)**



1st Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		