



18 Prices Ground

Abbeymead, Gloucester, GL4 4PD

Offers in excess of £500,000



We are delighted to present this stunning four-bedroom detached family home, conveniently located in a popular and desirable residential cul-de-sac in Abbeymead, Gloucester. Close to local amenities, highly regarded schools, parks, and excellent commuter links including the M5, A46, and Gloucester city centre, this property offers the perfect combination of space, comfort, and practicality.



Entrance Hallway

Accessed via Upvc double glazed front door, radiator, laminate flooring, stairs leading to first floor, doors to cloakroom, study, lounge & kitchen/diner/family room.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, towel rail, laminate flooring.

Study

Upvc double glazed windows to front, radiator, laminate flooring, power points.

Lounge

Upvc double glazed bay window to front, television point, radiator, power points, gas feature fire place.

Open Plan Kitchen/Diner/Family Room

Two Upvc double glazed windows to rear, Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in fridge/freezer, dishwasher. Two radiators, power points, laminate flooring. Door to:

Utility

Base level units with roll edge work tops, sink/drain, built in washing machine & tumble dryer, power points, partly tiled walls. Door to double garage.

First Floor Landing

Upvc double glazed windows to side, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

En-Suite

Upvc double glazed frosted window to front, shower cubicle, low

level wc & pedestal wash hand basin, partly tiled walls, radiator, shaver point.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, shaver point.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Double Garage

Up & over door with power & lighting. Wall mounted combination boiler.

Tenure

Freehold.

Services

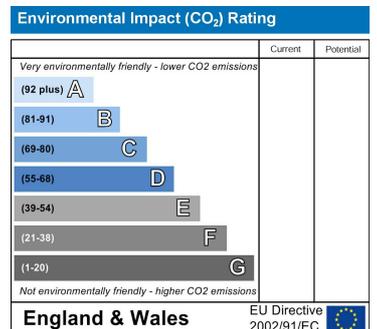
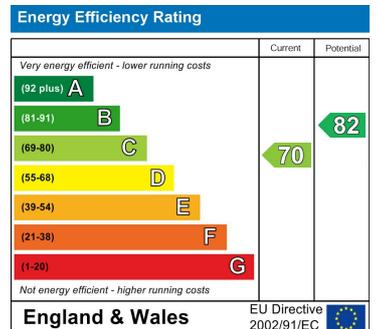
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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