



32 The Oaks

Abbeymead, Gloucester, GL4 5WP

Offers in excess of £425,000



We are delighted to welcome to the open market this wonderfully presented and spacious detached family home, situated on a quiet and desirable road in the ever-popular Abbeymead area.

Offering generous living accommodation throughout, this fantastic property is perfectly suited for growing families seeking both space and convenience. The home is ideally located close to excellent local amenities, schools, and transport links.



Entrance Hallway

Approached via a UPVC double glazed front door, the entrance hall features laminate flooring, radiator, and power points. Stairs lead to the first floor with useful under-stairs storage, and doors provide access to the cloakroom, lounge, and kitchen.

Cloakroom

Double glazed frosted window to the front, low-level WC and pedestal wash hand basin, radiator, towel rail, and laminate flooring.

Lounge

UPVC double glazed box bay window to the front, television point, radiator, power points, and opening through to:

Dining Area

Sliding doors leading to the conservatory, radiator, power points, and door to:

Kitchen

Two UPVC double glazed windows to the rear and a UPVC double glazed door to the rear, fitted with eye and base level units with roll-edge worktops, sink/drain, electric double oven with separate gas hob and hood, space for further appliances, recessed downlights, radiator, and power points.

Conservatory

UPVC double glazed French doors to the side, UPVC double glazed windows throughout, PVC roof, power points, and tiled flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

UPVC double glazed windows to the front, radiator, power points, built-in wardrobes, and door leading to:

En-Suite

UPVC frosted double glazed windows to the front, shower cubicle, low-level WC and pedestal wash hand basin, partly tiled walls, and radiator.

Bedroom 2

UPVC double glazed windows to the front, radiator, power points, and laminate flooring.

Bedroom 3

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

Bedroom 4

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

Bathroom

UPVC frosted double glazed windows to the rear, panelled bath with shower over, low-level WC and pedestal wash hand basin, recessed downlights, and partly tiled walls.

Rear Garden

An enclosed garden, partly paved with an area laid to lawn, and with gated side access.

Garage

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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