



R B WALTERS
ESTATE AGENTS



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*The Chase, Abbeydale, Gloucester,
Gloucestershire, GL4 4WP.*

£485,000

Superb opportunity to purchase a spacious family home with double garage in a quiet residential close in this popular and sought after area of Abbeydale.

This extremely well-presented family home provides superb accommodation with a good size lounge, kitchen/diner, large utility room, office/study and cloakroom on the ground floor and then four generous bedrooms and two bathrooms upstairs. Outside there is plenty of off road parking, a double garage and enclosed rear garden which is extremely private.

This detached home is ideal for the family having plenty of walks and bike tracks on your doorstep as well as all your everyday conveniences along with good schools for all ages. A main bus route serves the city centre, train station and hospital whilst Cheltenham and the M5 motorway can be reached in a little over 10 minutes.

Services

Mains Gas Central Heating

Mains Electric

Mains Drainage and Water

Broadband Available

Entrance Hall

15' 6" x 5' 8" (4.72m x 1.73m)

Cloakroom

5' 2" x 2' 9" (1.57m x 0.84m)

Living Room

19' 10" x 12' 5" (6.04m x 3.78m)

Kitchen/Diner

17' 6" x 8' 8" (5.33m x 2.64m)

Utility Room

16' 3" x 7' 1" (4.95m x 2.16m)

Office/Study

10' 9" x 9' 2" (3.27m x 2.79m)

First Floor Landing

Bedroom

10' 5" x 9' 11" (3.17m x 3.02m)





Ensuite

5' 1" x 5' 0" (1.55m x 1.52m)

Bedroom

11' 6" x 9' 5" (3.50m x 2.87m)

Bedroom

9' 5" x 8' 1" (2.87m x 2.46m)

Bedroom

9' 11" x 7' 11" (3.02m x 2.41m)

Bathroom

8' 3" x 5' 6" (2.51m x 1.68m)

Outside

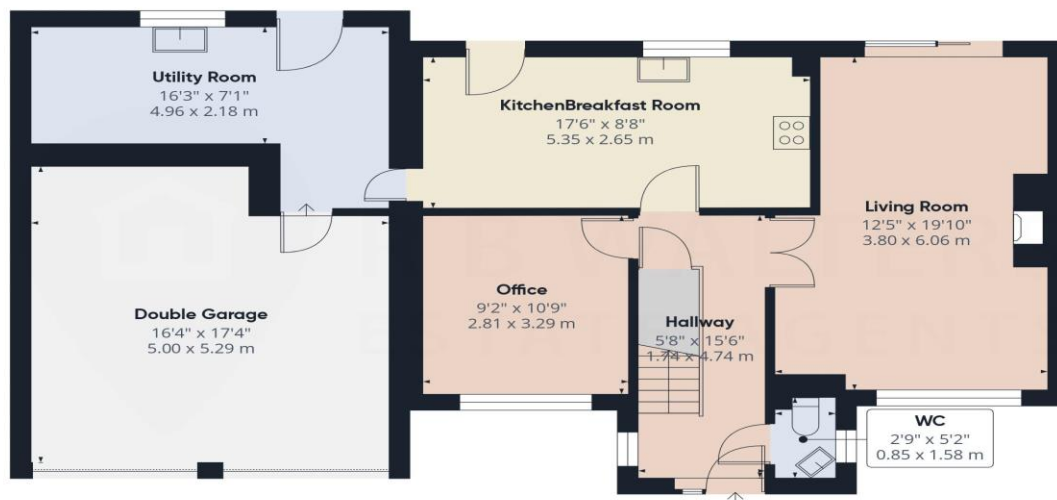
Driveway Parking

Double Garage

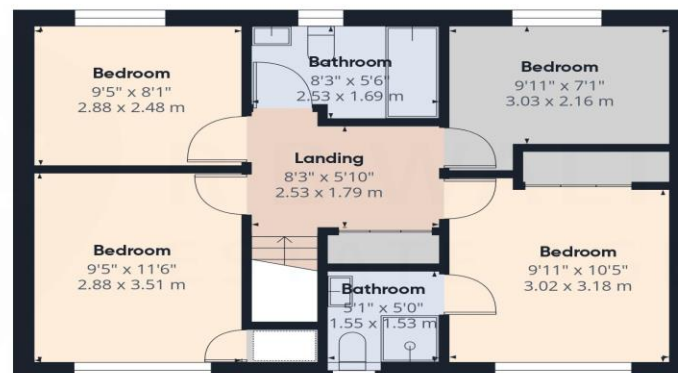
17' 4" x 16' 4" (5.28m x 4.97m)

Rear Garden





Ground Floor



Floor 1

Approximate total area^m

1487 ft²

138 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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