



7 James Grieve Road, Abbeymead GL4 5GZ
Offers In The Region Of £455,000



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• Double garage • Study • En suite bathroom • Two reception rooms • Utility room • Close to good transport links • Private garden • Close to good schools • Gloucester City Council Tax band E - £2613.19 (2024/2025) • EPC rating D59



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Offers In The Region Of £455,000

Entrance Hall

Stairs to first floor, understairs cupboard, door to cloakroom, doors to kitchen/dining room and living room, radiator.

Cloakroom

Double-glazed frosted window to the front elevation, wash hand basin, tiled splash backs, radiator.

Study

Double-glazed window to front elevation, radiator.

Living Room

Double-glazed patio doors to the rear elevation, inset feature fireplace, radiator.

Dining Room

Double glazed window to the rear elevation, radiator.

Kitchen/Breakfast Room

Double-glazed window to the rear and the side elevations, a range of matching wall and base units with work surface over, inset sink, including integrated electric double oven, hob with extractor hood over. space and plumbing for dishwasher and space for under counter fridge, useful breakfast bar, tiled splash backs, radiator, door to;

Utility Room

Double-glazed window and door leading to the rear garden, matching wall and base units with work surface over, inset one bowl stainless steel sink, space, and plumbing for washing machine and tumble dryer, wall mounted boiler.

On The First Floor

Landing

Double-glazed window to the front elevation, airing cupboard.

Bedroom One

Double glazed window to the rear elevation, built in wardrobes, radiator, door to;

En suite Bathroom

Obscure double-glazed window to the side elevation, bath with shower attachment, wash hand basin, WC, tiled splash backs, radiator.

Bedroom Two

Double-glazed window to the rear elevation, built-in wardrobe, radiator.

Bedroom Three

Double-glazed window to the front elevation, radiator.

Bedroom Four

Double-glazed window to the front elevation, radiator.

Family Bathroom

Double-glazed obscure window to the rear elevation, bath with shower over, vanity wash hand basin, WC, tiled splash backs, tiled flooring, heated towel rail.

Outside

To the side of the property, there is a double garage providing off road parking for two vehicles directly in front. Wooden gated side access leadings into the rear garden which is fully enclosed and is mainly laid to lawn with mature shrubs and hedge borders allowing it to be a private outdoor space. There is also a paved patio seating area.

Double garage

17'1" x 16'7" (5.22 x 5.08)

Two up and over doors to front elevations, power and lighting, roof storage.

Location

The ever-popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre offering various amenities including a Morrisons superstore, restaurants, schooling, and public transport links to include the Gloucester bus routes to the newly renovated City Centre station. The historic City Centre, including the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Gloucester City Council- £2613.19 per annum (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

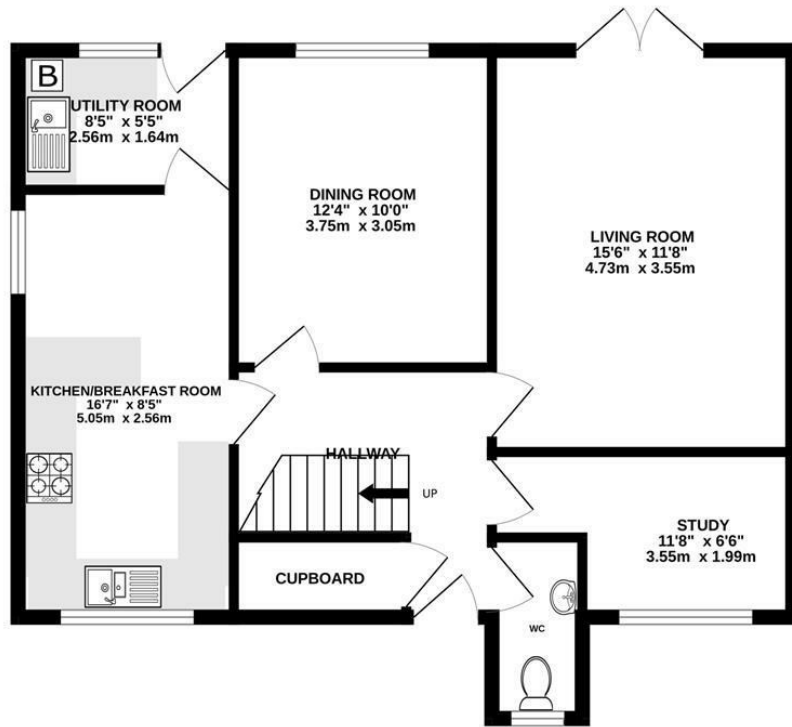
Heating: Gas Central heating.

Broadband speed: Standard 6Mbps, Superfast 80Mbps

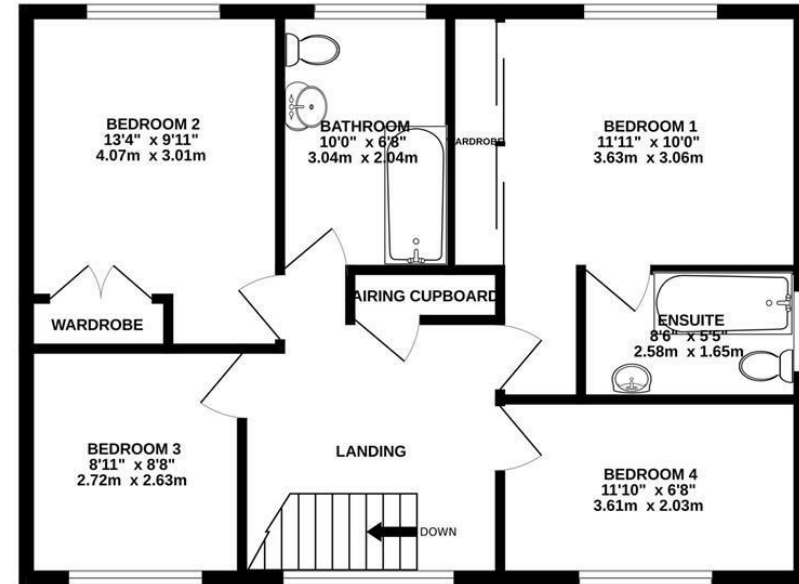
Mobile phone coverage: Vodafone, O2, EE (limited) and Three (limited)



GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

