



**Otter Road, Gloucester GL4 5TF**  
**£342,500**





# Offter Road, Gloucester GL4 5TF



- Renovated three bedroom detached family home
- Beautifully presented throughout
- Located in the popular area of Abbeymead close to local amenities, schools and bus routes
- Storage cupboards to all bedrooms
- Modern bathroom
- Well maintained and enclosed rear garden with jacuzzi and summer house
- Garage and off road parking
- Planning permission has been granted for a two storey side and single storey front extension 22/00621/FUL
- Gloucester City Council Tax band C - £1900.50 (2024/2025)
- EPC rating D62

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£342,500**

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**www.naylorpowell.com**

## Entrance Porch

Wooden effect laminate flooring, door to Living room and;

## WC

Double glazed obscure window to front elevation, vanity wash hand basin with mixer tap, WC, metro tiled splash backs, tiled flooring, modern heated towel rail.

## Living Room

Double glazed window to front elevation, wooden effect laminate flooring, radiator, modern wooden staircase with glass balustrade, understairs storage cupboard, opening to;

## Dining Room

Double glazed French doors leading out into the garden, wooden effect laminate flooring, radiator, opening to;

## Kitchen

Double glazed window to front elevation, a range of matching modern wall and base high gloss units with work surface over and matching upstands, inset one bowl stainless steel sink and mixer taps, integrated electric hob and oven with black glass splashback and extractor hood over, integrated dishwasher, modern vertical radiator, inset ceiling spotlights, wooden effect laminate flooring, archway leading into;

## Utility Room

Double glazed window and door to the garden, space for freestanding fridge freezer, radiator, inset ceiling spotlights, wooden effect laminate flooring, and door to garage.

## Garage

Up and over door to front elevation, power and lighting, wall mounted combi boiler, space and plumbing for washing machine, tumble drier and further wall cabinets, door leading into Utility room.

## On the first floor

### Landing

Access to loft via hatch.

### Bedroom One

Double glazed window to front elevation, radiator, built in double wardrobe.

### Bedroom Two

Double glazed window to rear elevation, radiator, storage cupboard.

### Bedroom Three

Double glazed window to front elevation, radiator, storage cupboard, wooden effect laminate flooring.

### Bathroom

Double glazed obscure window to rear elevation, bath with mixer taps and double shower over, vanity wash hand basin and mixer tap, WC, tiled splash backs and flooring, inset ceiling spot lights, extractor fan, heated towel rail.

### Outside

To the front of the property, there is a driveway providing off-road parking for three vehicles as well as access to the front of the garage, along with gated side access leading into the garden. The enclosed rear garden has been lovingly maintained and features a large patio seating area with a jacuzzi and then the rest of the garden is laid to lawn with a wooden summer house 3.46m x 2.46m (with power) and raised gravelled beds with mature shrub borders.

### 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 nearly 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 C

Gloucester City Council - £1900.50 per annum 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

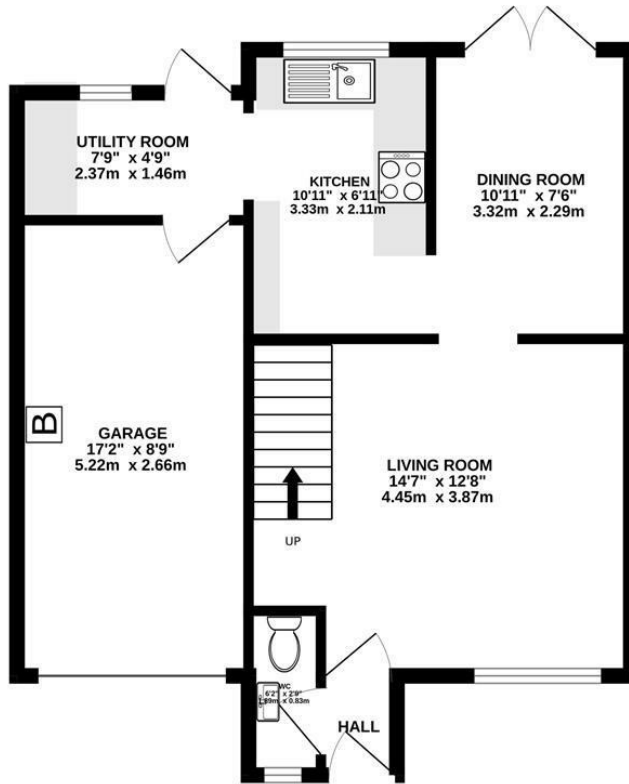
Broadband speed: Standard 6 Mbps, Superfast 63 Mbps, Ultrafast 1000 Mbps

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

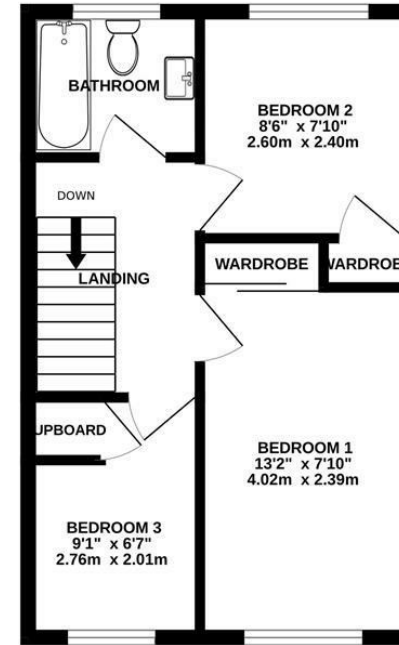
Planning permission has been granted for a two-storey side and single-storey front extension 22/00621/FUL



GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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.

