



10 Pippin Close, Abbeymead GL4 5YT
Offers In The Region Of £225,000



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• Rear garden and off road parking • Cul de sac location • Gas central heating and double glazing • Close to local amenities and bus routes • Perfect first time home or buy to let investment • Potential rental income of £1000 pcm • Conservatory/Dining Room • Popular location • Tax Band B - £1662.93 (2024/2025) • EPC Rating C72



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Offers In The Region Of £225,000

Entrance Hall

Laminate flooring, radiator, stairs to the first floor, understairs storage cupboard, opening to kitchen and door to living room.

Kitchen

Double-glazed window to front elevation, a range of base and wall units with work surface over, inset 1 1/2 bowl stainless steel sink unit with mixer tap, space for several appliances to include freestanding gas cooker, under counter fridge, washing machine, tiled splash backs, laminate flooring, wall-mounted combination boiler.

Living Room

Double glazed window and patio doors to rear elevation to the Conservatory/Dining Room, laminate flooring, feature fireplace with electric fire.

Conservatory/Dining Room

Double-glazed windows and French doors to the rear elevation leading out into the garden, laminate flooring, radiator, space for freezer and tumble dryer.

First Floor Landing

Access to loft space, doors to bedrooms, and bathroom.

Bedroom One

Double-glazed window to rear elevation, radiator.

Bedroom Two

Double-glazed window to front elevation, radiator, built-in wardrobe, airing cupboard.

Bathroom

Panelled bath with mixer taps and shower over, vanity wash

hand basin with mixer tap, WC, radiator, part tiled splash backs, extractor fan.

Outside

To the front of the property, there is off road parking for one vehicle. There is also a useful store by the front door. To the rear of the property, the garden is low maintenance and is currently laid with patio slabs. There is a gate at the bottom of garden that leads to further parking.

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: B

Local authority and rates: Gloucester City Council - £1662.93 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

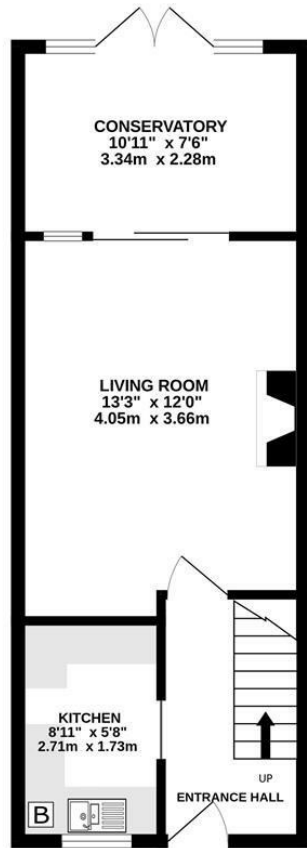
Sewerage: Mains

Heating: Gas Central heating.

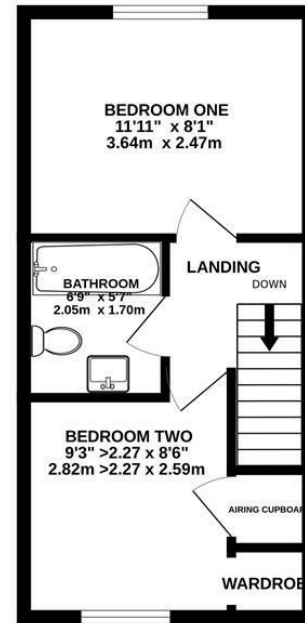
Broadband speed: Standard 7 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

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





GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.

