



10 Stoney Bridge, Abbeymead GL4 5TU
£215,000



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• Chain free • Garage • Two double bedrooms • Well presented throughout • Located close to local amenities, schools and transport links • Gas central heating • Freehold • Open plan living accommodation • Gloucester City Council, Tax Band B - £1,741.26 per annum (2025/26) • EPC rating TBC



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£215,000

Entrance Hall

Radiator, stairs to the first floor.

On The First Floor

Living/Dining Room

Double-glazed windows to front and rear elevation, radiators, door to inner hall, opening to;

Kitchen

Double-glazed window to front elevation, matching wall and base units with laminate worktops over, four-ring electric hob with overhead extractor, metro tiling, stainless steel one-and-a-half-bowl sink with drainer unit, built-in cooker, space for a fridge-freezer, and space for a washing machine.

Inner Hall

Radiator, doors to bedrooms and bathroom, built-in cupboard, access to loft.

Bedroom One

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

Bedroom Two

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

Bathroom

Double-glazed obscure window to rear elevation, heated towel rails, WC, handwash basin, bath with shower head attachment.

Garage

Up and over garage door, power and light.

Outside

To the front of the property is off road parking for one car, access to the garage, a gate to the rear of the property and vehicular entrance to the rear of the property. To the rear of the property is a storage cupboard.

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 City Centre station. The historic City Centre, including the medieval Cathedral, offers further shops, boutiques, and eateries alongside Gloucester Docks and Quays shopping destination.

Material Information

Tenure: Freehold.

Council Tax band: Tax band B

Local authority and rates: Gloucester City Council- £1741.26 per annum (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

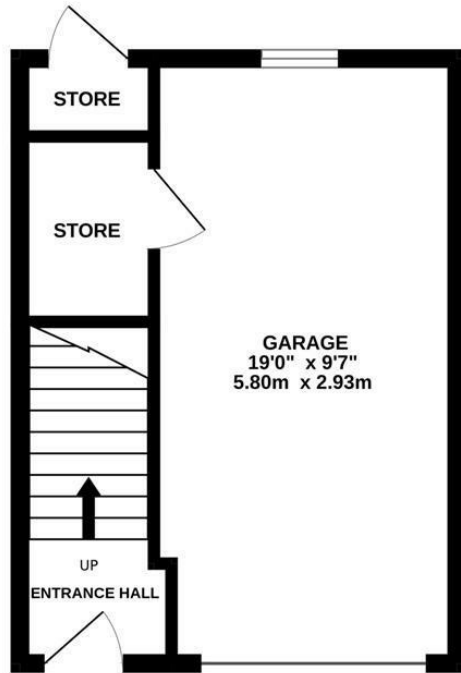
Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

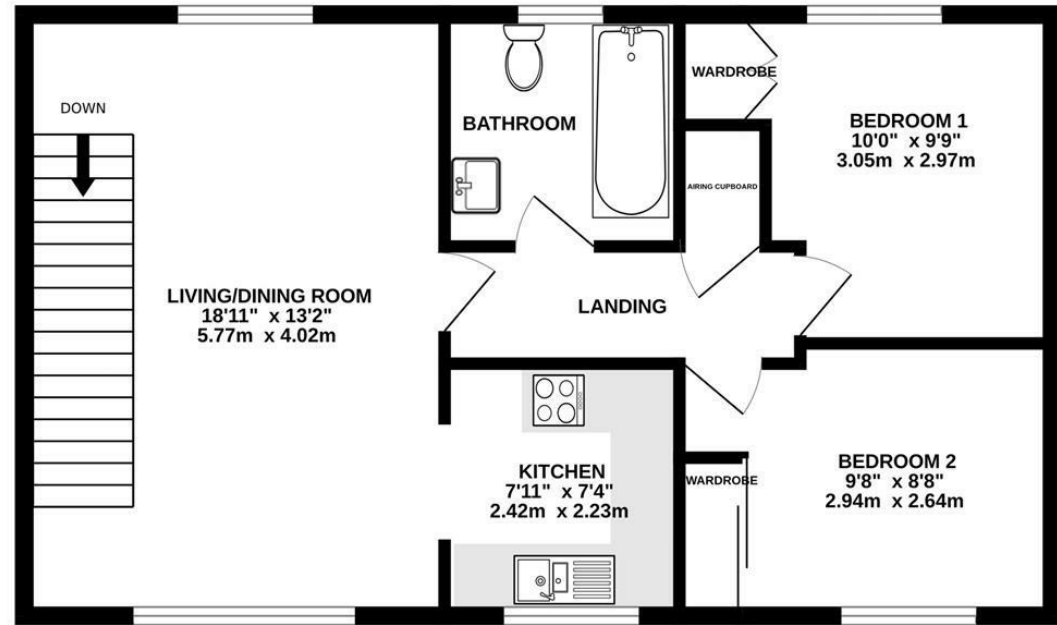
Mobile phone coverage: Vodafone (Limited), O2 (Limited), and EE (Limited)



GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
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		



