



**27 Fosse Close, Abbeymead GL4 5EF**  
**£415,000**





## 27 Fosse Close, Abbeymead GL4 5EF

• Chain-free • Immaculately presented • Open plan • Off road parking • Private rear garden • Close to local schools and amenities • Utility room • Garage • EPC Rating C70 • Gloucester City Council; Tax Band C - £1,990.01 (2025/2026)



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### Entrance Hall

Stairs to the first floor, door to kitchen/diner/living room, door to;

### WC

Heated towel rail, WC, hand wash basin.

### Kitchen/Diner/Living room

Double-glazed windows to front and rear elevation, radiators, storage cupboard, sliding door to conservatory, a range of matching wall and base units with worktops over, black composite one and a half bowl sink with drainer unit, four-ring induction hob, integrated dishwasher, space for fridge freezer, door to;

### Utility Room

Double-glazed window to rear elevation, door to rear garden, radiator, matching wall and base unit with worktop over, space for washing machine and dryer.

### Conservatory

Double-glazed windows to rear and side elevations, French doors to rear garden.

### Garage

Electric garage door, power and light.

### On The First Floor

### Landing

Grants access to all bedrooms and the bathroom.

### Bedroom One

Double-glazed windows to front and rear elevations, radiators, high ceiling.

### Bedroom Two

Double-glazed window to front elevation, radiator.

### Bedroom Three

Double-glazed window to rear elevation, radiator.

### Bedroom Four

Double-glazed window to front elevation, radiator.

### Bathroom

Double-glazed obscure window to rear elevation, heated towel rail, WC, shower cubicle, handwash basin with base unit.

### Outside

To the front of the property is a brick-paved driveway providing off-road parking and an artificial lawn space. At the rear of the property is a combination of a patio seating area and a turf lawn, bordered by a range of trees and shrubs.

### 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, to include 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

Local authority and rates: Gloucester City Council - £1,990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

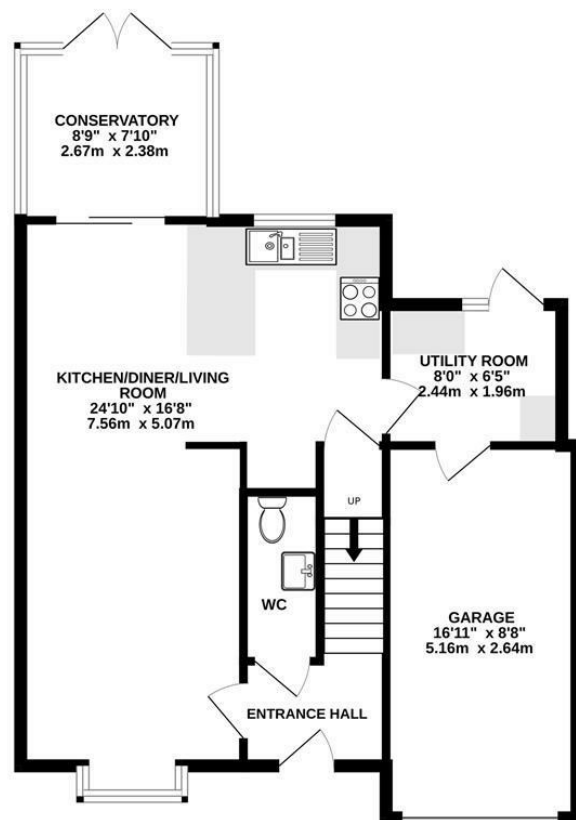
Heating: Gas Central

Broadband speed: Standard 14 Mbps, Superfast 80 Mbps and Ultrafast 1000 Mbps

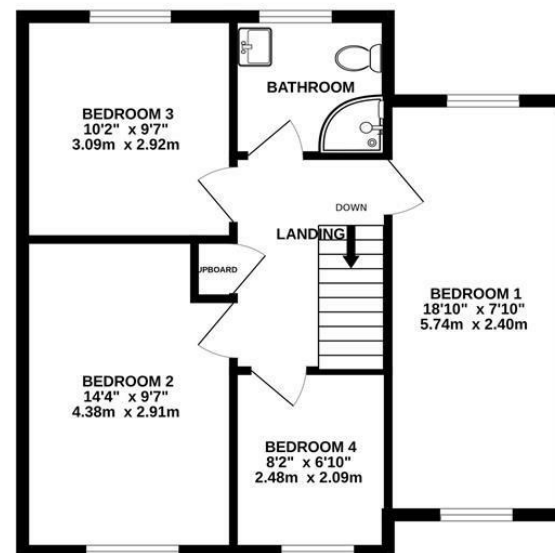
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).



GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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.

