



**5 Verbena Close, Abbeymead GL4 4YJ**  
**£222,500**

**NP**  
naylor powell

# 5 Verbena Close, Abbeymead GL4 4YJ

- Allocated parking
- Cul-de-sac location
- Well presented throughout
- Low maintenance garden
- Ideal buy-to-let or first time buy
- Desirable area
- Close to local amenities and bus routes
- Potential rental income of £950 pcm
- Gloucester City Council, Tax Band B - £1741.26 (2025/2026)
- EPC Rating D64

**£222,500**

## Living Room

Double-glazed window to front elevation, radiator, stairs to the first floor, door to:

## Kitchen/Diner

Double-glazed window to rear elevation, radiator, a range of matching wall and base units with worktops over, stainless steel one and a half bowl sink with drainer, four-ring electric hob, space for a dishwasher and fridge freezer, door to rear garden.

## Landing

Access to both bedrooms and the bathroom.

## Bedroom One

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

## Bedroom Two

Double-glazed window to rear elevation, radiator.

## Bathroom

Double-glazed velux window, WC, handwash basin, bath with shower, heated towel rail.

## Outside

To the front of the property is allocated parking for two vehicles. At the rear of the property is a

well presented, hard landscaped garden offering a low maintenance and versatile area.

## 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: Tax band B

Local authority and rates: Gloucester City Council- £1741.26 per annum (2025/2026)

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 (Likely), O2 (Likely), and EE (Likely), Three (Likely)



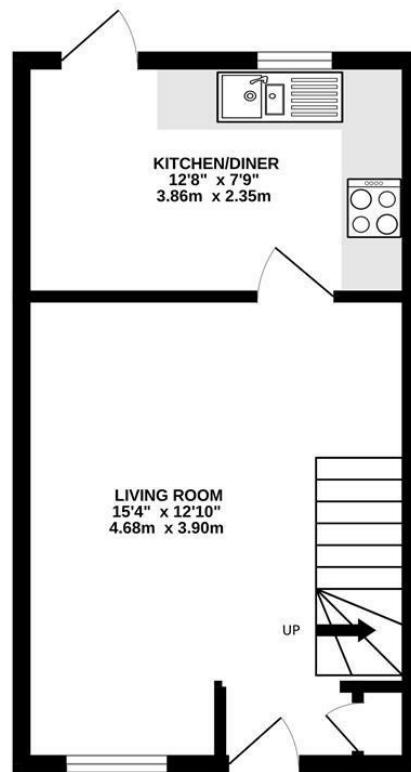
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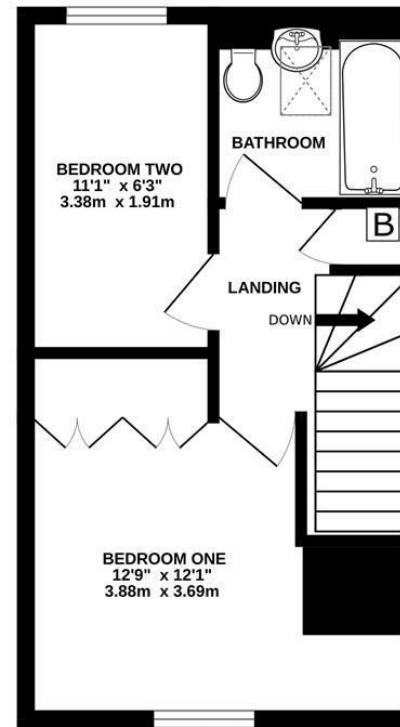
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GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 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		Current	Potential
Very energy efficient - lower running costs			
(A) (A)	A		
(B) (B)	B		
(C) (C)	C		
(D) (D)	D		
(E) (E)	E		
(F) (F)	F		
(G) (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

