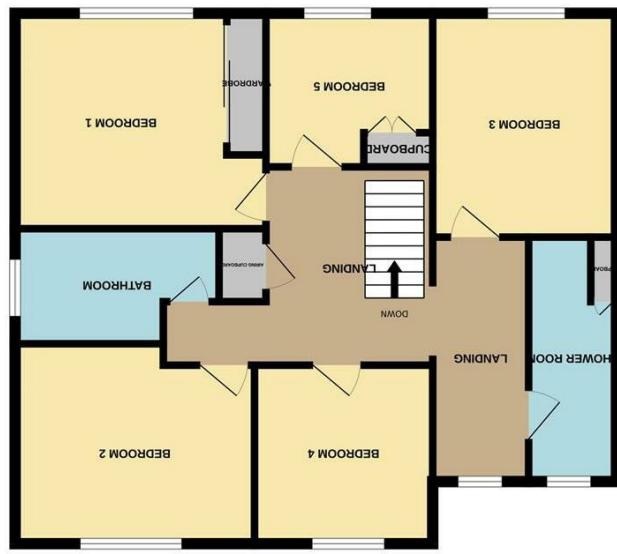
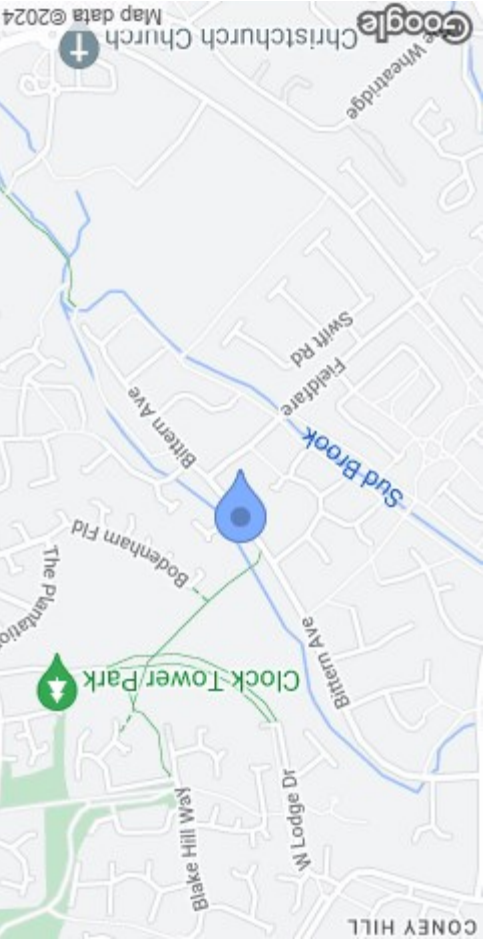




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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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 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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1ST FLOOR



GROUND FLOOR



**8 Fieldfare**  
 Abbeydale, Gloucester GL4 4WF



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£375,000**

Chain free extended five bedroom detached family home with a lovely enclosed 50ft rear garden and a block paved driveway situated close to a wide range of local amenities.

Accommodation comprises hallway, cloakroom, lounge with a bow window, dining room with a door onto the patio, fitted kitchen with an archway into the breakfast room.

Upstairs you have three double bedrooms and two singles bedrooms serviced by a bathroom with a white suite and a separate shower room.

Outside at the front there is a block paved driveway leading to the garage and a low maintenance garden.

At the rear of the property you have a lovely enclosed 50ft garden that is mainly laid to lawn with a patio, flower borders and a useful shed.

Most of the Abbeydale was green fields until around 1970 it was officially known as "The Land to the East", before the Heron Park development was constructed by Heron Homesteads. In 1975, contracts were signed for the construction of Heron Primary School, which opened in 1977 followed by the Glevum way shopping centre. Over the following years a community centre, doctor's surgery, pub (the Ridge & Furrow) and veterinary clinic were built beside the Supermarket.



Double glazed front door leads into:

**ENTRANCE HALLWAY**

Double radiator, stairs leading off with storage cupboard under.

**CLOAKROOM**

Low level w.c., wash hand basin, partially tiled walls, single radiator, upvc double glazed window to front elevation.

**LOUNGE**

15'5 x 12'7 max (4.70m x 3.84m max)

Coal effect gas fire with a marblesque surround and hearth, tv point, double radiator, coved ceiling, upvc double glazed Georgian bow window to front elevation, double doors through to:

**DINING ROOM**

10'2 x 9'6 (3.10m x 2.90m)

Single radiator, coved ceiling, upvc double glazed Georgian style windows and door to rear elevation onto the patio.

**KITCHEN**

10'2 x 8'8 (3.10m x 2.64m)

Base and wall mounted units, laminated worktops, double drainer stainless steel sink unit with a mixer tap, tiled splashback, electric cooker point, plumbing for automatic washing machine and dishwasher, space for fridge, wall mounted gas fired central heating boiler, double radiator, upvc double glazed Georgian style window to rear elevation overlooking the garden, archway through to:

**BREAKFAST ROOM**

9'3 x 7'2 max (2.82m x 2.18m max)

Double radiator, built in storage cupboard, personal access door into the garage, upvc double glazed Georgian style window to rear elevation, partially glazed door to rear elevation,

From the entrance hallway stairs lead to the first floor.

**LANDING**

Airing cupboard with hot water cylinder and slatted shelving.

**BEDROOM 1**

12'1 x 10'4 max (3.68m x 3.15m max)

Built in wardrobe, single radiator, coved ceiling, upvc double glazed Georgian style window to front elevation overlooking the surrounding area.

**BEDROOM 2**

10'8 x 9'5 (3.25m x 2.87m)

Single radiator, coved ceiling, upvc double glazed Georgian style window to rear elevation overlooking the rear garden and surrounding area.

**BEDROOM 3**

11'7 x 7'2 (3.53m x 2.18m)

Double radiator, coved ceiling, upvc double glazed Georgian style window to front elevation.

**BEDROOM 4**

8'1 x 7'8 (2.46m x 2.34m)

Built in wardrobe, single radiator, telephone point, upvc double glazed Georgian style window to rear elevation.

**BEDROOM 5**

7'3 x 6'5 (2.21m x 1.96m)

Built in wardrobe, single radiator, upvc double glazed Georgian style window to front elevation.

**BATHROOM**

9'3 x 7'2 max (2.82m x 2.18m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin, partially tiled walls, chrome heated towel rail, upvc double glazed Georgian style window to side elevation.

**SHOWER ROOM**

10'3 x 4'1 max (3.12m x 1.24m max)

Shower enclosure and unit, low level w.c., wash hand basin with a cupboard below, partially tiled walls, double radiator, shaver point and light, coved ceiling, built in storage cupboard, upvc double glazed Georgian style window to rear elevation.

**OUTSIDE**

To the front the garden is laid to gravel with a flower border and a block paved driveway providing off road parking for two vehicles which in turn leads to a:

**GARAGE**

17'1 x 7'9 (5.21m x 2.36m )

Up and over door to front elevation, power, lighting.

A wooden built personal access gate at the side leads around to the pleasant enclosed rear garden which measures 50ft in length and is mainly laid to lawn with flower borders, bushes, trees, paved patio, wooden built garden shed and all enclosed by panelled fencing.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: D  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Painswick Road roundabout proceed along Painswick Road towards Painswick. At the traffic lights turn left into Heron Way then take the second turning into Fieldfare where the property can be found on the left hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

