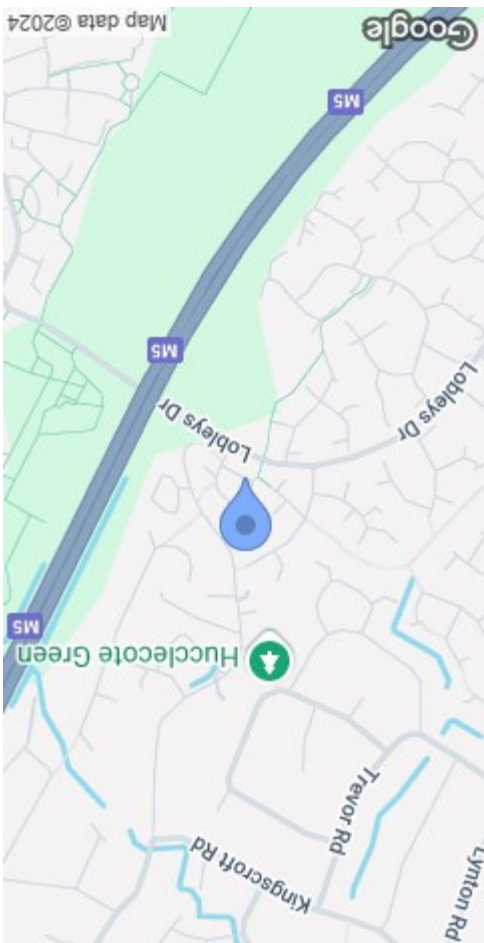


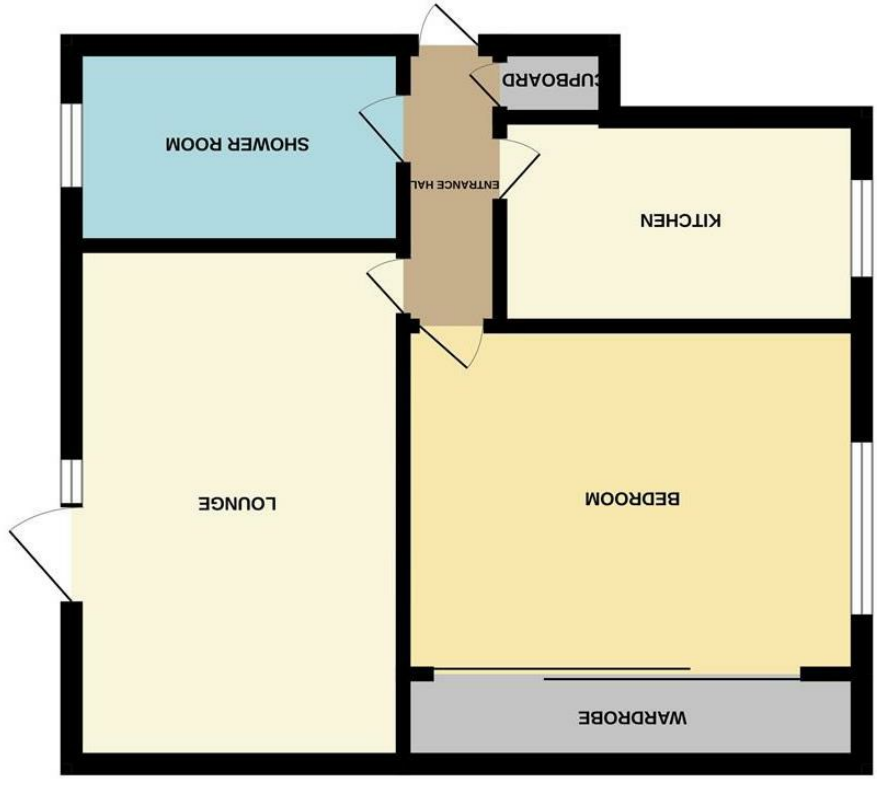


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or energy class is given. Made with Mapbox ©2024



7 Pippin Close
 Abbeymead, Gloucester GL4 5YT

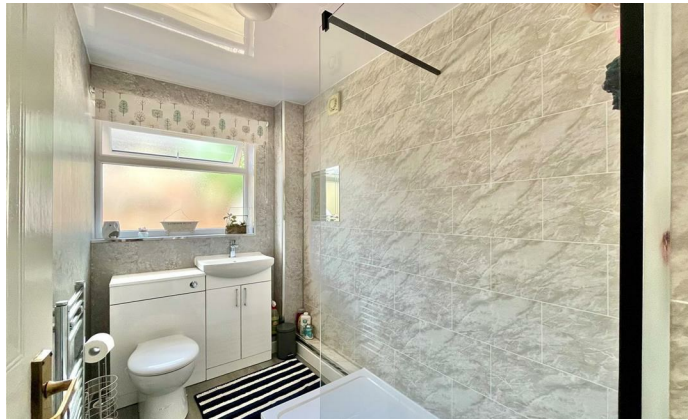
£135,000

Chain free very well presented one bedroom ground floor maisonette with an enclosed garden situated in a tucked away popular cul-de-sac.

Accommodation comprises hallway, shower room, fitted kitchen with built in appliances, lounge with a door onto the patio, bedroom with a built in wardrobe.

Outside you have an enclosed low maintenance garden and communal parking.

Abbeymead has amenities to include local newsagents, post office, restaurants, public houses, medical practice, recreational grounds and schools for all ages. A public transport service provides access to and from Gloucester City Centre where a more comprehensive range of amenities can be found.



Upvc double glazed door leads into:

ENTRANCE HALLWAY

Electric panel heater, coved ceiling, built in storage cupboard.

SHOWER ROOM

8'6 x 5'10 (2.59m x 1.78m)

Double walk in shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, cupboard below and work surface, chrome heated towel rail, extractor fan, upvc double glazed window to rear elevation.

KITCHEN

10'2 x 5'3 (3.10m x 1.60m)

Modern base and wall mounted units, laminated worktops, tiled splashback, stainless steel single drainer sink unit with a mixer tap, built in electric oven, ceramic hob and extractor hood, plumbing for automatic washing machine, space for fridge/freezer, laminate flooring, upvc double glazed window to side elevation.

LOUNGE

13'7 x 8'8 (4.14m x 2.64m)

Laminate flooring, electric panel heater, tv point, upvc double glazed door to rear elevation out onto the patio.

BEDROOM

13'2 x 9'8 max (4.01m x 2.95m max)

Built in wardrobe, laminate flooring, upvc double glazed window to side elevation.

OUTSIDE

There is a paved pathway leading to the front door and communal off road parking.

To the rear there is an enclosed garden mainly laid to gravel with a paved patio and garden shed all enclosed by fencing.

SERVICES

Mains water, electricity and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

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

TENURE

Leasehold.

LEASE

125 Years From 31st May 2024.

MAINTENANCE CHARGE

£50.00 Per Annum.

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 Morrison's roundabout proceed along Abbeymead Avenue and turn right where signposted into Lobleys Drive and proceed along here turning left into Laxton Road then left again into Pippin Close where the property can be located.

PROPERTY SURVEYS

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