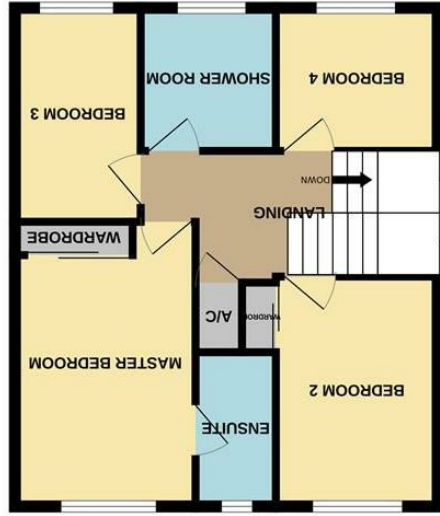
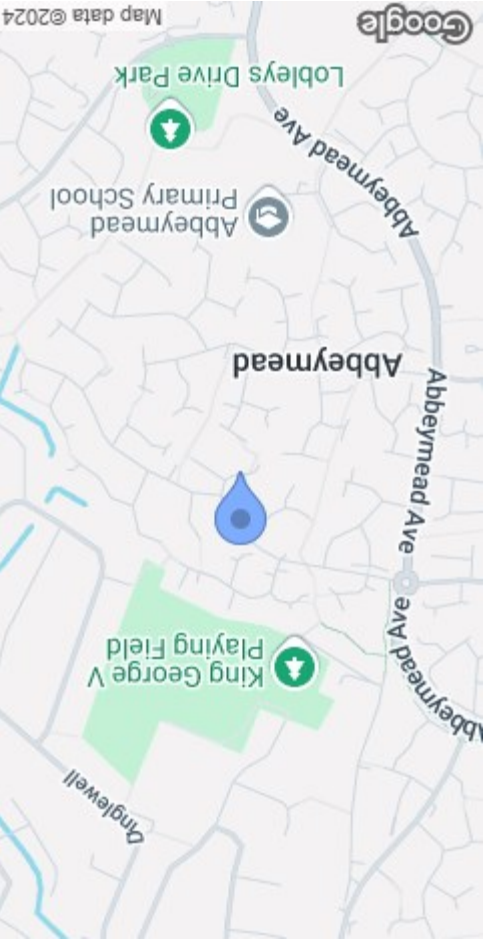




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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																												
<table border="1"> <tr><td>A</td><td>39-47 kWh/m<sup>2</sup> (low energy)</td></tr> <tr><td>B</td><td>48-55 kWh/m<sup>2</sup></td></tr> <tr><td>C</td><td>56-63 kWh/m<sup>2</sup></td></tr> <tr><td>D</td><td>64-77 kWh/m<sup>2</sup></td></tr> <tr><td>E</td><td>78-92 kWh/m<sup>2</sup></td></tr> <tr><td>F</td><td>93-120 kWh/m<sup>2</sup></td></tr> <tr><td>G</td><td>121-150 kWh/m<sup>2</sup></td></tr> </table>	A	39-47 kWh/m <sup>2</sup> (low energy)	B	48-55 kWh/m <sup>2</sup>	C	56-63 kWh/m <sup>2</sup>	D	64-77 kWh/m <sup>2</sup>	E	78-92 kWh/m <sup>2</sup>	F	93-120 kWh/m <sup>2</sup>	G	121-150 kWh/m <sup>2</sup>	<table border="1"> <tr><td>A</td><td>10-35 g/kWh</td></tr> <tr><td>B</td><td>36-45 g/kWh</td></tr> <tr><td>C</td><td>46-55 g/kWh</td></tr> <tr><td>D</td><td>56-65 g/kWh</td></tr> <tr><td>E</td><td>66-75 g/kWh</td></tr> <tr><td>F</td><td>76-90 g/kWh</td></tr> <tr><td>G</td><td>91-120 g/kWh</td></tr> </table>	A	10-35 g/kWh	B	36-45 g/kWh	C	46-55 g/kWh	D	56-65 g/kWh	E	66-75 g/kWh	F	76-90 g/kWh	G	91-120 g/kWh
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1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors are approximate and no responsibility is taken for any errors. All dimensions are given in millimetres and rounded to the nearest millimetre. Measurements are given to the centre of the wall unless otherwise stated. The plan is for illustrative purposes only and should be used as such. Any prospective purchaser, the services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. The plan is for illustrative purposes only and should be used as such. Any measurements are given in millimetres and rounded to the nearest millimetre. Measurements are given to the centre of the wall unless otherwise stated. The plan is for illustrative purposes only and should be used as such. Any



51 Roman Road  
 Abbeymead, Gloucester GL4 5HR



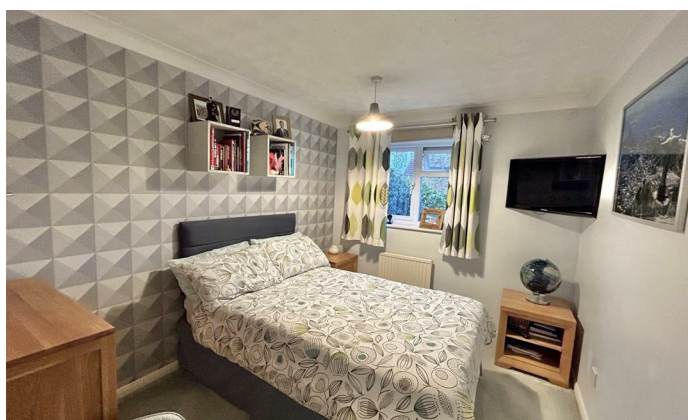
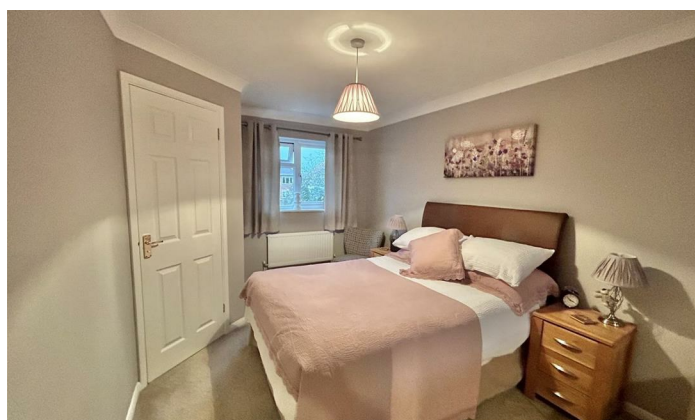
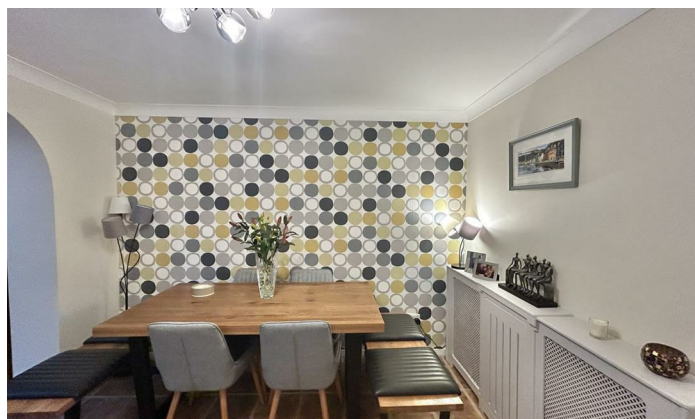
**£389,950**

A beautifully presented and extended four bedroom detached family home having a private south facing garden in a pleasant cul-de-sac location.

The accommodation comprises entrance hall, lounge, kitchen/dining room, garden room and cloakroom. To the first floor two double bedrooms, master with en-suite shower room, a single bedroom, an office and family shower room.

Additional benefits include upvc double glazing throughout, gas fired central heating, newly fitted kitchen, re-fitted shower room, en-suite and cloakroom beautifully presented throughout, private enclosed south facing rear garden with gazebo, off road parking for two vehicles and an integral garage.

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 part glazed door leads into:

#### **ENTRANCE PORCH**

Radiator, power point, upvc double glazed window to side aspect.

#### **LOUNGE**

13'5" x 12'9" (4.1m x 3.9m)

Ornate Adam style fireplace with a marble effect hearth and backing housing a coal effect gas fire (would need to be serviced), power points, radiator, stairs leading off, upvc double glazed bow window to front aspect.

#### **KITCHEN/DINING ROOM**

17'6" x 10'5" (5.35m x 3.2m)

Winchester design shaker style kitchen with blanco city quartz worktop and deco glazed splashback, a range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap, integral dishwasher, washing machine and fridge, electric double oven, induction hob with an extractor hood, over, opening through to the dining area where there are a range of power points, radiator, tiled flooring, part glazed door leads into:

#### **REAR LOBBY**

Understairs storage cupboard, part upvc glazed door to side aspect, through to:

#### **CLOAKROOM**

Close coupled w.c., modern wash hand basin with vanity unit below, tiled flooring, upvc double glazed opaque window to side aspect.

#### **GARDEN ROOM**

11'5" x 8'2" (3.5m x 2.5m)

Vaulted ceiling with Velux roof lights, power points, radiator, laminate flooring, upvc double glazed window to rear garden, sliding patio doors giving access onto the rear garden.

Stairs from the lounge lead to the first floor.

#### **LANDING**

Access to roof space, various doors leading off, airing cupboard housing the immersion heater and slatted shelving.

#### **BEDROOM 1**

13'5" x 8'10" (4.1m x 2.7m)

Built in mirror fronted bedroom furniture, radiator, power points, upvc double glazed window overlooking the private rear garden, door through to:

#### **EN-SUITE SHOWER ROOM**

Modern white suite comprising close coupled w.c., modern pedestal wash hand basin with vanity unit below, tiled splashbacks, corner fully tiled shower cubicle with an electric Mira shower, mirror fronted wall mounted medicine cabinet, shaver light, chrome heated towel rail, upvc double glazed opaque window.

#### **BEDROOM 2**

10'2" x 8'6" (3.1m x 2.6m)

Fitted wardrobe with sliding mirrored doors, radiator, power points, upvc double glazed window to rear aspect overlooking the private rear garden.

#### **BEDROOM 3**

9'10" x 6'2" (3m x 1.9m)

Radiator, power points, upvc double glazed window to front aspect.

#### **BEDROOM 4**

7'2" x 6'10" (2.2m x 2.1m)

Radiator, power points, upvc double glazed window to front aspect.

#### **FAMILY SHOWER ROOM**

Modern white suite comprising close coupled w.c., modern wash hand basin with a fountain tap and vanity drawers below, double shower cubicle, wall mounted mirror and shaver point, chrome heated towel rail, fully tiled walls, upvc double glazed opaque window to front aspect.

To the front there is a large driveway providing off road parking for two vehicles which in turn leads to an:

#### **ATTACHED GARAGE**

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

The private south facing gardens to the rear are predominately laid to lawn having well stocked borders with bushes, shrubs and plants, decked seating area, outside tap, exterior power source, wooden gazebo with a tiled roof having a patio ideal for family barbeques and all is enclosed by a combination of timber panelled and close board fencing with gated side access.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

#### **LOCAL AUTHORITY**

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

#### **TENURE**

Freehold.

#### **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 Metz Way proceed along Abbeymead Avenue on approaching the second roundabout take the first turning left into Roman Road where the property can be located at the end of the cul-de-sac.

#### **PROPERTY SURVEYS**

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

