

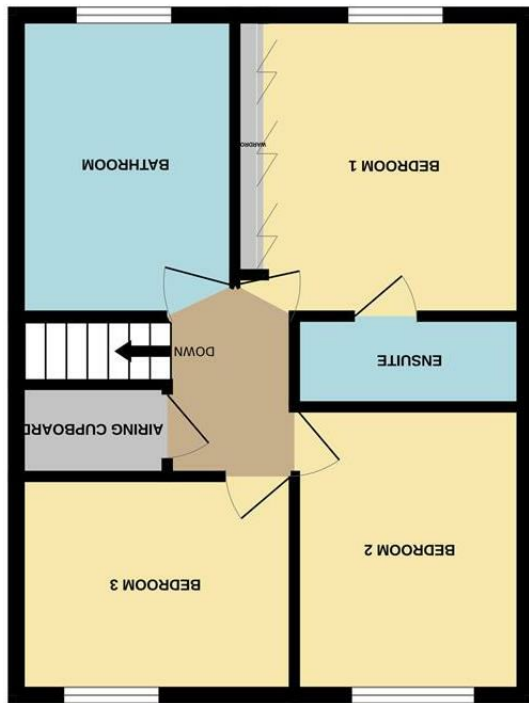
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where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

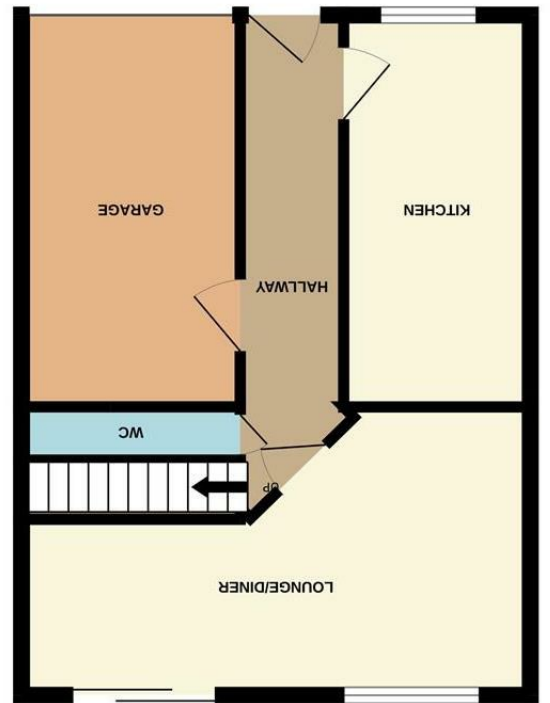
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TOTAL FLOOR AREA : 840 sq. ft. (78.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, containments, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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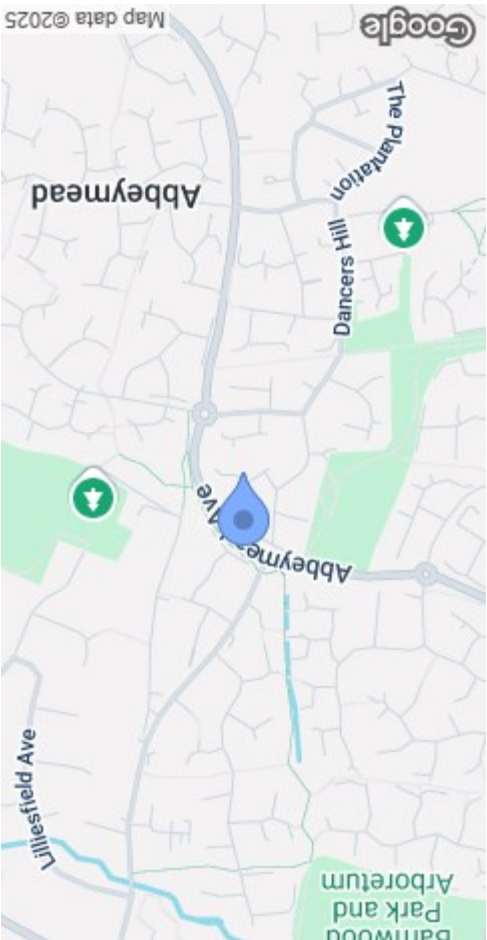
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1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



67 The Oaks

Abbeymead, Gloucester GL4 5WP

£335,000

Very well presented three bedroom detached family home situated in this desirable cul-de-sac location having off road parking for two vehicles, integral garage and an enclosed rear garden.

The accommodation comprises entrance hall, cloakroom, kitchen, lounge/diner. Whilst to the first floor three bedrooms with the master bedroom having an en-suite shower room and family bathroom.

Additional benefits include gas fired central heating and upvc double glazing throughout.

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 HALL

Various doors leading off, door into garage, radiator, power point, stairs leading off.

CLOAKROOM

White suite comprising a pedestal wash hand basin, tiled splashbacks, close coupled w.c., radiator.

KITCHEN

13'7" x 6'5" (4.16m x 1.98m)

Wooden kitchen comprising a range of base, drawer and wall mounted units, worktop, tiled splashback, stainless steel sink and drainer unit with mixer tap, space and plumbing for washing machine, Worcester wall mounted boiler, electric oven and hob with extractor fan over, space for larder style fridge/freezer, radiator, upvc double glazed window to front aspect.

LOUNGE/DINER

17'8" x 12'5" (5.40m x 3.80m)

An ornate Adam style fireplace with a wooden surround, marble effect hearth and backing housing an electric coal effect fire, two radiators, power points, storage cupboard, upvc double glazed window and sliding patio doors onto the enclosed rear garden.

From the entrance hall stairs give access to the first floor.

LANDING

Various doors leading off, access into the roof space, airing cupboard, upvc double glazed window to side aspect.

BEDROOM 1

10'5" x 10'4" (3.2m x 3.15m)

Double doors give access into a wardrobe with hanging rail and shelving, radiator, upvc double glazed window to front aspect, door into:

EN-SUITE SHOWER ROOM

Coloured suite comprising a close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle with a Mira shower, part tiled walls, radiator, upvc double glazed opaque window to side aspect.

BEDROOM 2

12'8" x 8'9" (3.88m x 2.67m)

Radiator, power points, upvc double glazed window overlooking the rear gardens.

BEDROOM 3

9'6" x 8'7" (2.91m x 2.63m)

Power points, radiator, upvc double glazed window overlooking the rear gardens.

BATHROOM

White suite comprising pedestal wash hand basin, panelled bath with a Mira shower over, close coupled w.c., radiator, upvc double glazed opaque window to front aspect.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles and has lawned and gravelled areas. The driveway leads to an:

INTEGRAL GARAGE

Up and over door to front elevation, personal access door into the entrance hall.

Gated side access lead to the rear garden where there is a large patio area, retaining wall, gravelled area and two store sheds. The whole is enclosed by a combination of timber panel fencing.

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

Proceed along Abbeymead Avenue and on approaching the roundabout take the turning right into The Oaks and proceed along here where No 67 can be found on the right 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).

