



9 FIELDEN  
Abbeydale | Gloucester | Gloucestershire | GL4 5EW

HUGHES **HS** SEALEY



# Welcome to... 9 FIELDEN

Welcome to Number 9, Fielden, a delightful three-bedroom, semi-detached family home located at the head of a cul-de-sac in this ever-popular development. Ready to move into and enjoy, the home features two reception rooms, a modern fitted kitchen, plenty of driveway parking, a detached garage and an enclosed garden. Because of this, viewing is highly recommended. Located on Abbeydale, there are a range of amenities within close proximity, including supermarkets, public houses and a primary school. In the wider area, events include golf at Gloucester and Painswick Golf Clubs, skiing at Gloucester Ski Centre and National Hunt racing at Prestbury Park. Morrisons supermarket in Abbeydale is approx 1.0 mile away, whilst Gloucester City Centre (approximately 3 miles) offers a full range of recreational, commercial, and retail facilities. Returning to the property, the home enjoys two reception rooms, comprising the living room and dining room, with the latter having French doors giving access to the rear garden. Completing the ground floor are the entrance hall, cloakroom and modern fitted kitchen, which also give access to the rear garden. Upstairs are two double bedrooms, a good-sized third bedroom and a modern, three-piece family bathroom. Externally to the front is a driveway allowing parking for two to three cars, which leads to the detached double garage. To the rear is an enclosed garden that features a decked terrace, which in turn opens onto lawns.

## AGENT NOTE

*The vendor has exchanged contracts on a new-build property that has an anticipated completion date of July 2024, which is when completion is available on this property, although contracts can be exchanged prior to this.*

## KEY FEATURES

- A lovely three-bedroom semi detached family home
- Located at the head of a cul-de-sac on this ever popular development
- Driveway parking for two – three cars plus detached garage
- Enclosed rear garden offering decked terrace and lawns
- Two reception rooms comprising living room and dining room
- Modern fitted kitchen
- Two double bedrooms, one single bedroom and three-piece family bathroom
- Ideal first time purchase, upsize or buy to Let
- Double glazed throughout, gas fired central heating
- A property that comes with a high recommendation to view

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL4 5EW.

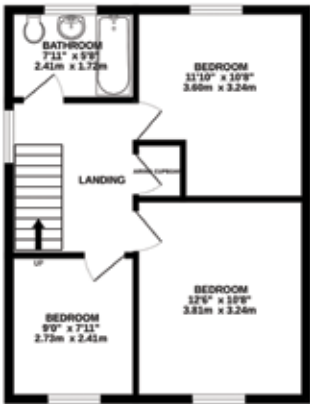






GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.

1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12004



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84        |
| 69-80 | C             |         |           |
| 55-68 | D             | 67      |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899  
Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



HUGHES **HS** SEALEY





HUGHES SEALEY

Email: [cheltenham@hughessealey.co.uk](mailto:cheltenham@hughessealey.co.uk)

Tel: +44 (0)1242 220080

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