



2 Georgian Close, Abbeydale
£585,000

Farr & Farr Sales & Lettings

2 Georgian Close

Abbeydale, Gloucester

A very rare opportunity to own a prestigious property in an appealing location. Built in a neo-Georgian style, this four bedroom detached home offers spacious accommodation throughout and would benefit from modernisation to create the perfect family home.

An immaculate and welcoming cul de sac leads to the property with a driveway and front garden. The entrance porch opens into a stunning hallway with access to reception rooms, kitchen and staircase to the first floor.

With dual aspect, a large living room opens into a conservatory and brings plenty of natural light into the property. A spacious dining room is accessed off the entrance hall and sits adjacent to the well-fitted kitchen with utility room off. A rear porch provides access from the utility room to the garage.

Stairs lead to the first floor landing with four double bedrooms. The master bedroom benefits from a good-sized en suite and a family bathroom completes the property.

Mature gardens are to the front and rear with areas of patio, lawn and shrubbery.

Georgian Close was built in the late 1970s and offers a very distinctive style of property. It offers excellent access to local shops, amenities and open countryside. Properties rarely become available within the close and this represents an exciting opportunity to own a unique property with no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Porch

5' 2" x 6' 7" (1.57m x 2.00m)

Upvc front door with frosted glazing. Carpet. Radiator.

Entrance Hall

18' 4" x 6' 7" (5.60m x 2.00m)

Spacious entrance hall with access to reception rooms and kitchen. Stairs to first floor landing. Carpet. Radiator.

Living Room

22' 7" x 13' 0" (6.89m x 3.95m)

Large dual aspect living room. Double glazed window to front and patio doors into conservatory at the rear. Feature gas fireplace. Carpet. Two radiators.

Dining Room

15' 8" x 11' 5" (4.77m x 3.47m)

Double glazed window to front. Carpet. Radiator.

Kitchen

11' 6" x 11' 5" (3.50m x 3.47m)

Fitted kitchen with a range of wall, base and drawer units. Worktop over with integrated sink with draining board and mixer tap. Cooker with extractor hood. Part-tiled walls. Tiled flooring. Radiator.

Utility Room

8' 0" x 7' 9" (2.43m x 2.35m)

Double glazed window to rear and upvc with glazing to side. Worktop with cupboard under. Plumbing for washing machine. Boiler. Tiled flooring. Radiator.

Cloakroom

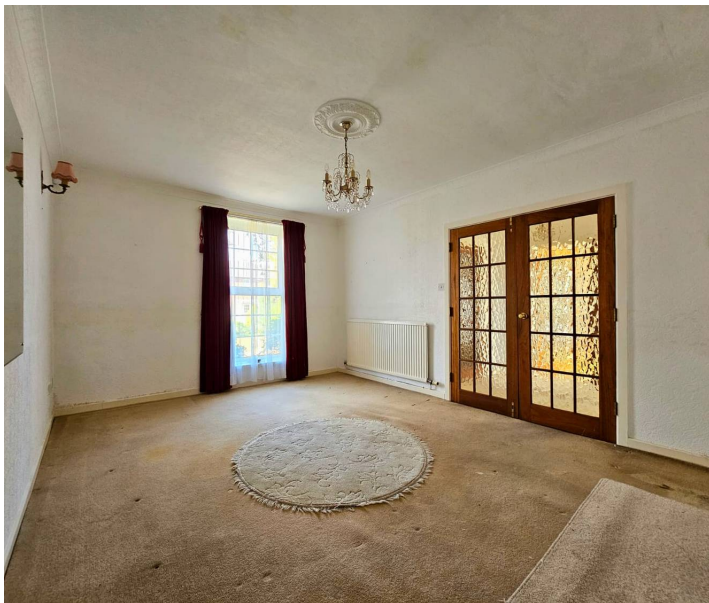
3' 4" x 6' 6" (1.02m x 1.99m)

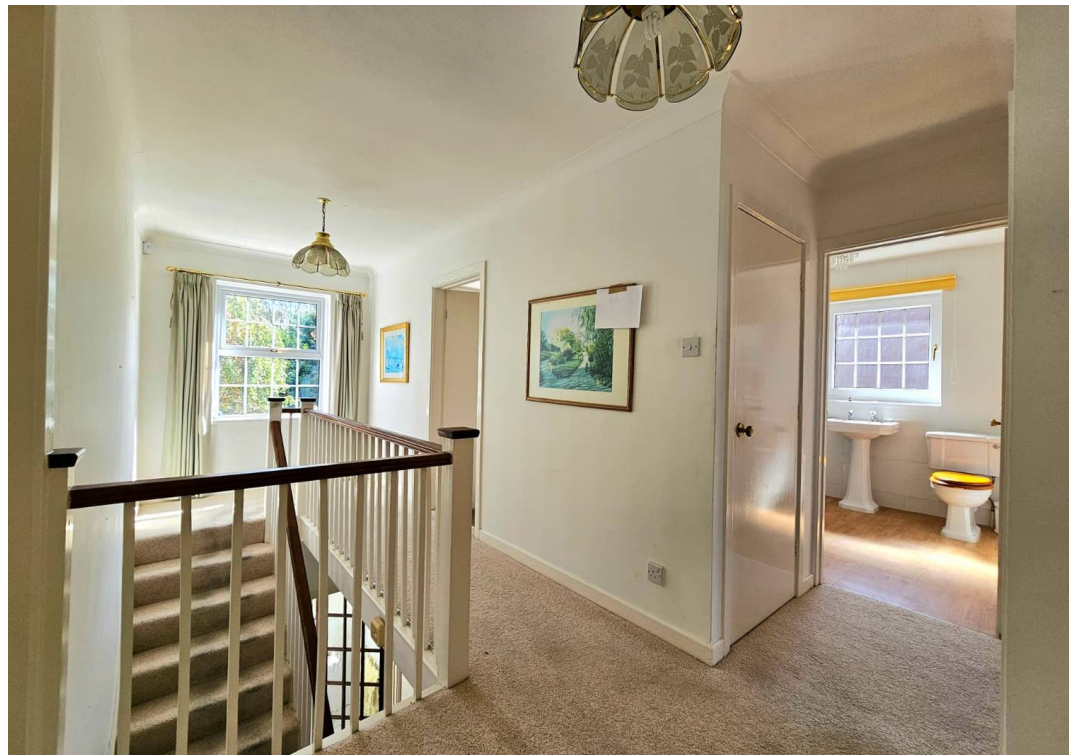
Frosted double glazed window to rear. WC. Basin. Part-tiled walls. Tiled flooring.

Rear Porch

5' 0" x 7' 0" (1.52m x 2.13m)

Upvc door from rear garden. Door into utility room and door into garage. Vinyl flooring.





First Floor Landing

18' 4" x 10' 9" (5.58m x 3.27m)

Spacious first floor landing. Double glazed window to rear. Airing cupboard with water tank. Access to loft via hatch.

Bedroom One

12' 0" x 12' 11" (3.66m x 3.93m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

En Suite

8' 10" x 6' 6" (2.70m x 1.99m)

Good sized en suite with WC, basin bath and bidet. Frosted double glazed window to front. Part-tiled walls. Carpet. Radiator.

Bedroom Three

10' 1" x 11' 5" (3.08m x 3.49m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

Bedroom Four

8' 11" x 11' 5" (2.72m x 3.49m)

Double glazed window to rear. Carpet. Radiator. Cupboard.

Bedroom Two

9' 9" x 13' 1" (2.97m x 4.00m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

Bathroom

7' 3" x 8' 6" (2.21m x 2.60m)

Family bathroom with frosted double glazed window to side. WC. Basin enclosed shower. Tiled walls. Radiator. Vinyl flooring.

Garage

16' 11" x 15' 0" (5.15m x 4.57m)

Electric roller door. Lighting and electric. Car charging point.



REAR GARDEN

Deceptively spacious rear garden. Mostly laid to lawn with very mature borders and trees. Patio. Fence surround. South facing. Outside tap.

FRONT GARDEN

Mature front garden mostly laid to lawn with mature borders and trees. Path to front door.

DRIVEWAY

4 Parking Spaces

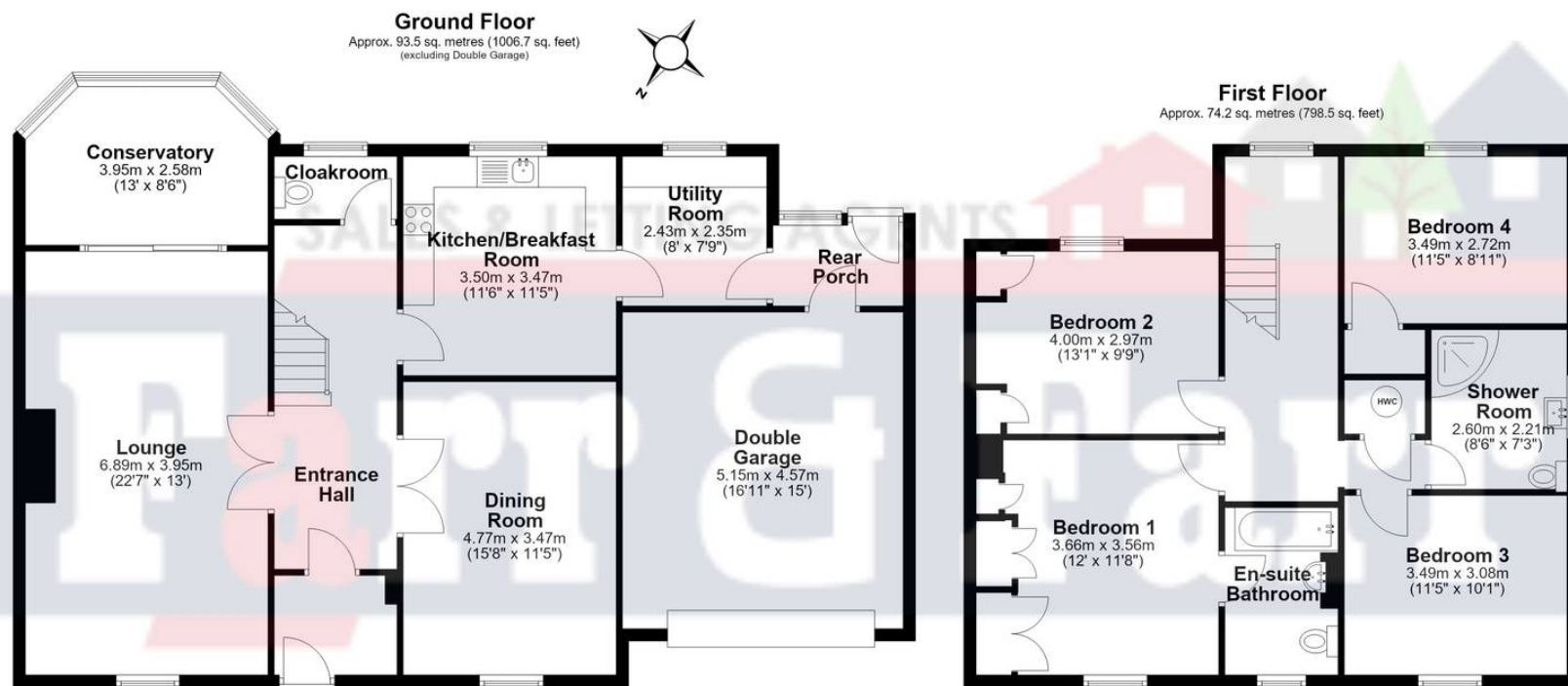
Driveway parking for multiple cars laid to tarmac.

DOUBLE GARAGE

1 Parking Space

Double garage with automatic roller door and car charging point.





Total area: approx. 167.7 sq. metres (1805.2 sq. feet)

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

Farr & Farr Sales Lettings