



14 Harleys Field, Abbeymead
£245,000

Farr & Farr Sales & Lettings

14 Harleys Field

Abbeymead, Gloucester

Set within a peaceful cul-de-sac in Abbeymead, this delightful two bedroom home offers bright living spaces, a south-facing garden, and excellent access to local amenities — an ideal opportunity for first-time buyers, downsizers, or investors with NO ONWARD CHAIN.

The property is approached via off-road parking for two cars, leading directly to the entrance hall with an archway into the kitchen. To the rear, the open-plan living/dining room provides a bright and versatile space, enhanced by double doors opening onto the south-facing garden.

Upstairs, the landing serves two bedrooms, positioned on opposite aspects of the home and both featuring built-in cupboards. The bathroom offers a WC, basin, bath with shower over, and a heated towel rail.

Outside, the rear garden is laid to lawn with a decked seating area and a garden shed, creating a private, sunny space ideal for low-maintenance enjoyment.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Hallway

Double glazed front door with obscured glass. Tiled Flooring. Archway to:-

Kitchen

7' 10" x 7' 10" (2.39m x 2.40m)

Tiled flooring. A range of base, drawers and wall cabinets with worktop over. Stainless steel one and a half bowl sink with drainer and mixer tap. Built in oven and gas hob. Extractor hood. Part tiled walls. Double glazed window to front. Space for washing machine and fridge freezer.

Living Room

16' 10" x 11' 9" (5.12m x 3.59m)

Carpet flooring. Radiators. French doors onto rear garden. Telephone and TV point. Cat Flap. Stairs to first floor.

First Floor Landing

Loft Access. Carpet flooring.

Bedroom One

11' 11" x 8' 8" (3.63m x 2.65m)

Carpet flooring. Double glazed window to rear. Built in wardrobe/cupboard. Radiator.

Bedroom Two

10' 9" x 6' 8" (3.27m x 2.03m)

Carpet flooring. Double glazed window to front. Built in wardrobes. Radiator.

Bathroom

Tiled flooring. Low level WC. Panelled Bath with shower over. Basin with cupboards below. Part tiled walls. Extractor. Heated towel rail. Mirrored cabinet. Doubled glazed obscured glass window to front.



GARDEN

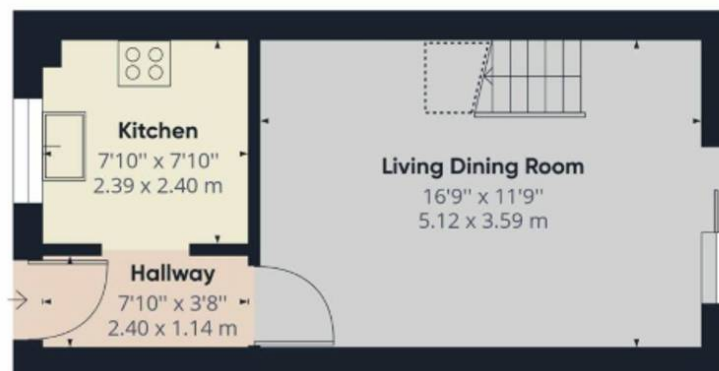
Laid to lawn and decking. Enclosed by wooden fencing.

DRIVEWAY

2 Parking Spaces

Parking for two vehicles.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

559.91 ft²

52.02 m²

Reduced headroom

13.87 ft²

1.29 m²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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