



26 Honeysuckle Drive

Abbeymead, Gloucester, GL4 4DU

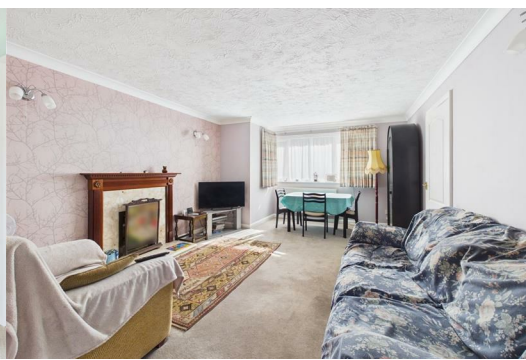
£395,000



We are delighted to introduce to the market this four-bedroom detached family home, ideally situated within the popular and well-established area of Abbeymead. Offering generous living space throughout, this property presents an excellent opportunity for buyers seeking a home with scope to modernise and add value.

The ground floor comprises a spacious living room, dining room, large kitchen, study and a convenient downstairs cloakroom. To the first floor, the property boasts four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Externally, the property features a generous rear garden, double garage & parking.



Entrance Hall

Accessed via Upvc double glazed front door, radiator, power points, central heating thermostat, stairs leading to first floor, doors to cloakroom, study, lounge & kitchen.

Cloakroom

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Study

Upvc double glazed windows to front, radiator, power points.

Kitchen

Upvc double glazed windows to rear & door to side, eye & base level units with roll edge work tops, sink/drainers x 2, electric double oven with separate gas hob & hood, built in fridge/freezer, space for further appliances, power points, radiator, under stairs storage cupboard. door through to dining room.

Dining Room

Double glazed sliding doors to rear, radiator, power points.

Lounge

Upvc double glazed windows to front, radiator, power points, television point.

First Floor Landing

Access to loft via hatch which hold the boiler (6 years old) airing cupboard, power point, doors to all rooms.

Bedroom One

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door to:

En-Suite

Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, radiator.

Bedroom Two

Upvc double glazed windows to front, radiator, power points.

Bedroom Three

Upvc double glazed windows to rear, radiator, power points.

Bedroom Four

Upvc double glazed windows to rear, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls. shaver point.

Rear Garden

A generous size rear garden with an area which is partly paved, gated side access.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

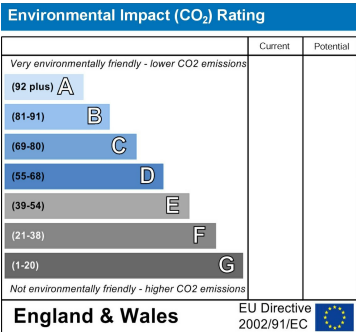
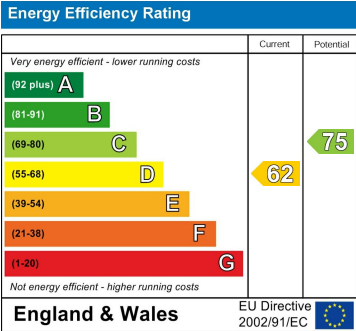
Gloucester City Council- Band E

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

Agents Note

The property was subject to subsidence in October 2022; however, all remedial works have been completed. A Certificate of Structural Adequacy, dated 30.09.2024, is available, along with a guarantee for the works issued in July 2024, valid for a period of three years.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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