



**16 Ashbed Close, Abbeymead GL4 5TT**  
**£340,000**



# 16 Ashbed Close, Abbeymead GL4 5TT

• Open plan living accommodation • Generously sized and versatile living space • Low Maintenance Garden • Two En-Suites and Family Bathroom • Downstairs WC • Ample of Road Parking • Gas central heating • Convenient location close to schools, shops and transport links • Gloucester City Council, Tax Band D - £2,238.77 per annum (2025/26) • EPC rating C71



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£340,000

## Entrance Hall

Stairs to first floor, doors to downstairs accommodation and:

## Cloakroom

WC, wash hand basin, radiator, window to front elevation.

## Kitchen/Dining/Family Room

Benefitting from being open plan, the kitchen/dining/family room is a good size and offers a versatile and sociable space. The kitchen benefits from ample storage in a range of floor- and eye-level units accompanied by integrated appliances to include an electric oven and four-ring gas hob with extractor over. Additional space for fridge freezer, tumble dryer and plumbing for a washing machine.

## First Floor Landing

The landing provides access to the second bedroom and living room.

## Living Room

Spacious living room with a feature fireplace, radiator and two windows to the front aspect providing ample natural light.

## Second Bedroom

Double bedroom with built-in wardrobes, radiator and window to rear aspect.

## En-Suite Shower Room

Shower room comprising WC, wash hand basin and double-width shower enclosure with tiled splashbacks. Obscure window to rear elevation.

## Second Floor Landing

Provides access to three bedrooms and family bathroom.

## Master Bedroom

Double bedroom with built in wardrobes, radiator and window to the front aspect.

## En-Suite Shower Room

White suite comprising WC, wash hand basin and shower enclosure.

## Bedroom Three

Double bedroom with radiator and window to the rear aspect.

## Bedroom Four

Radiator and window to the rear aspect overlooking the back garden.

## Family Bathroom

Modern bathroom suite with wash hand basin, WC and bath with shower over.

## Outside

To the front, the property benefits from a driveway which provides off-road parking for two vehicles. Accessed via the side gate, the back garden is a good size and offers a low-maintenance space, being a combination of astroturf and patio areas. The garden also offers a variety of plants, raised flower beds and a garden shed.

## Location

The ever-popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre, offering various amenities, including a Morrisons superstore, restaurants, schooling, and public transport links, including the Gloucester bus routes to the City Centre station. The historic city centre, including the mediaeval cathedral, offers further shops, boutiques, and eateries alongside the Gloucester Docks and Quays shopping destination.

## Material Information

Tenure: Freehold.

Council Tax band: Tax band D

Local authority and rates: Gloucester City Council- £2,238.77 per annum (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

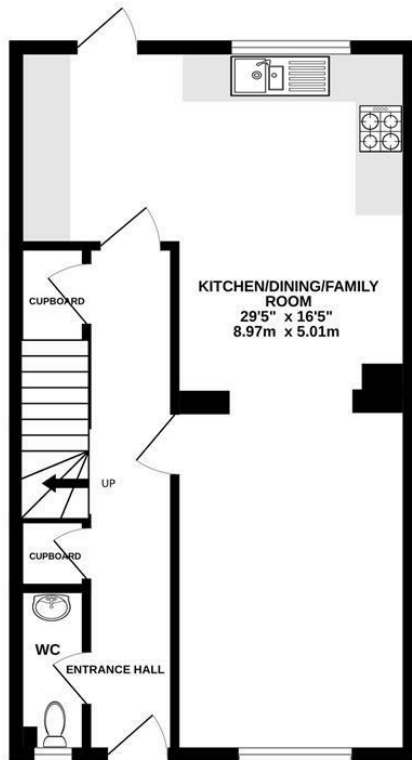
Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Limited), O2 (Limited), and EE (Limited)



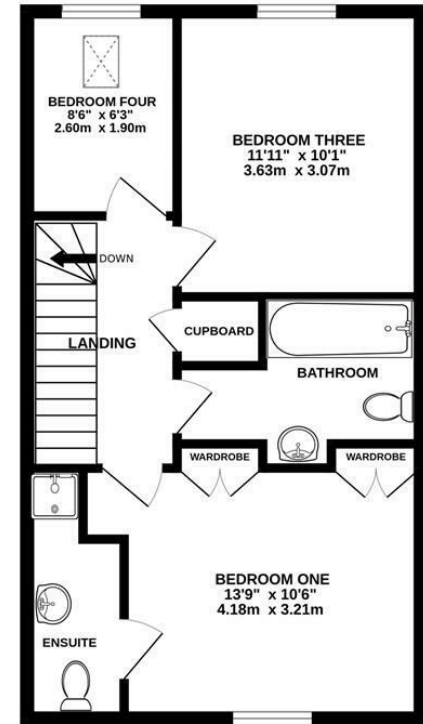
GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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