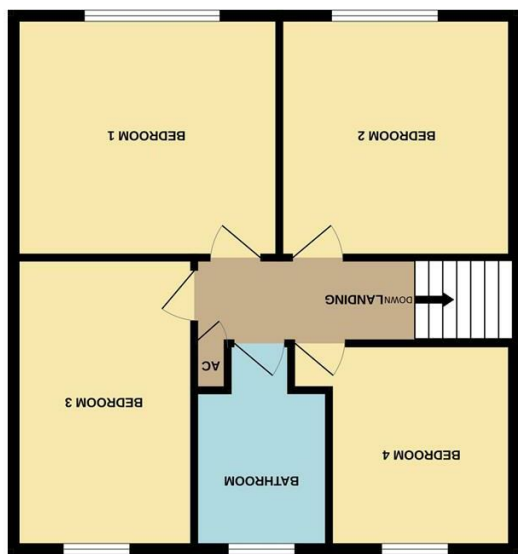
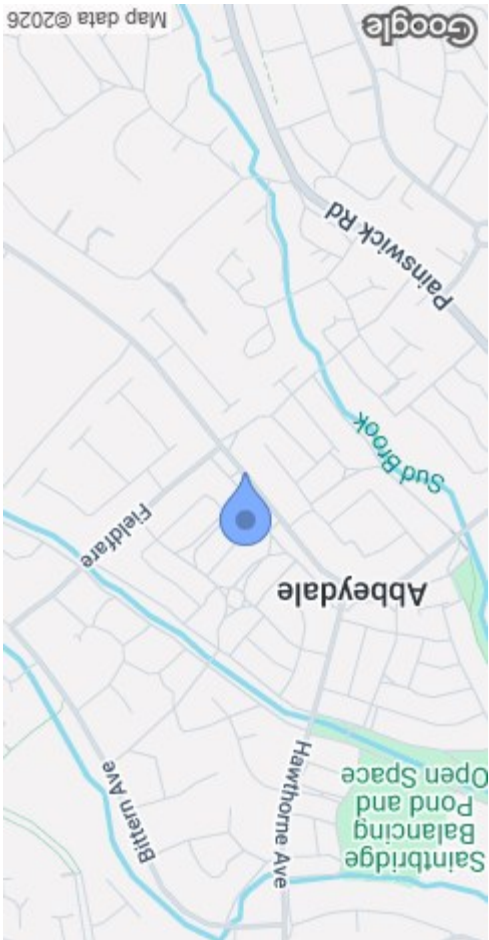




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
<table border="1"> <tr><td>A</td><td>39-45</td></tr> <tr><td>B</td><td>46-55</td></tr> <tr><td>C</td><td>56-65</td></tr> <tr><td>D</td><td>66-75</td></tr> <tr><td>E</td><td>76-85</td></tr> <tr><td>F</td><td>86-95</td></tr> <tr><td>G</td><td>96-100</td></tr> </table>	A	39-45	B	46-55	C	56-65	D	66-75	E	76-85	F	86-95	G	96-100	<table border="1"> <tr><td>A</td><td>10-20</td></tr> <tr><td>B</td><td>21-30</td></tr> <tr><td>C</td><td>31-40</td></tr> <tr><td>D</td><td>41-50</td></tr> <tr><td>E</td><td>51-60</td></tr> <tr><td>F</td><td>61-70</td></tr> <tr><td>G</td><td>71-80</td></tr> </table>	A	10-20	B	21-30	C	31-40	D	41-50	E	51-60	F	61-70	G	71-80
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1ST FLOOR



GROUND FLOOR



12 Woodcock Close
 Abbeydale, Gloucester GL4 4WT

£325,000

A spacious and versatile four bedroom detached family home in need of updating yet offering great potential, set in larger than average gardens measuring 80ft in width, detached double garage split in two and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, dining room, kitchen, utility and cloakroom. To the first floor four double bedrooms and family bathroom.

Additional benefits include gas fired central heating, upvc double glazing, lounge measuring 24ft in length, off road parking and cul-de-sac location.

Most of the Abbeydale was green fields until around 1970 it was officially known as "The Land to the East", before the Heron Park development was constructed by Heron Homesteads. In 1975, contracts were signed for the construction of Heron Primary School, which opened in 1977 followed by the Glevum way shopping centre. Over the following years a community centre, doctor's surgery, pub (the Ridge & Furrow) and veterinary clinic were built beside the Supermarket.



Upvc stained glass door with matching side panels leads into:

ENTRANCE HALL

Various doors leading, radiator, cloaks cupboard with hanging rail and shelving, wooden laminate flooring, stairs leading off, upvc double glazed opaque door onto the rear garden.

CLOAKROOM

White suite comprising wash hand basin with vanity unit, close coupled w.c., radiator.

LOUNGE

24'11" x 11'10" (7.61m x 3.63m)

Fireplace housing a gas coal effect fire, radiators, power points, two upvc double glazed windows to front aspect, double doors lead into:

DINING ROOM

11'9" x 8'5" (3.59m x 2.57m)

Radiator, power points, upvc double glazed sliding patio doors, door through to:

KITCHEN

11'9" x 9'10" (3.60m x 3.01m)

Wooden kitchen comprising a range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit, tiled splashback, space and plumbing for dishwasher, space for cooker with extractor hood over, further space for larder or fridge, upvc double glazed window overlooking the rear garden, opening into:

UTILITY ROOM

8'3" x 5'4" (2.54m x 1.64m)

Base unit with roll edge work surface, stainless steel sink and drainer unit with a mixer tap, Valliant combination boiler supplying domestic hot water and central heating, tiled splashbacks, upvc double glazed window overlooking the rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, access into roof space.

BEDROOM 1

11'11" x 11'2" (3.65m x 3.42m)

Built in wardrobe with hanging rail, radiator, power points, upvc double glazed window overlooking the front aspect.

BEDROOM 2

11'7" x 11'4" (3.54m x 3.47m)

Radiator, power points, recess area ideal for built in wardrobe, upvc double glazed window overlooking the front aspect.

BEDROOM 3

11'6" x 8'0" (3.53m x 2.44m)

Radiator, power points, upvc double glazed window overlooking the rear garden.

BEDROOM 4

11'6" x 8'5" max (3.52m x 2.57m max)

Radiator, power points, upvc double glazed window overlooking the rear garden.

FAMILY BATHROOM

White suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, radiator, tiled flooring, upvc double glazed window to rear aspect.

OUTSIDE

The front is primarily laid to lawn and measures 80ft in width and is enclosed by mature hedging. Gated side access leads around to the side of the property where there is a patio area, a garden shed and personal access doors leading into the double garage which is split into two. The garden is enclosed by a combination of timber panel fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

TENURE

Freehold.

LOCAL AUTHORITY

Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Painswick Road roundabout take Painswick Road towards Painswick and at the traffic lights turn left into Heron Way. Continue along here taking the second turning left into Fieldfare then the first turning left into Woodcock Close. Bear left and follow the road around where the rear of the property can be found after a short distance.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

