



49 The Wheatridge
Abbeydale, Gloucester GL4 4DQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Abbeydale, Gloucester GL4 4DQ

£439,950

BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME with a DOUBLE GARAGE situated in an extremely desirable convenient location.

Accommodation comprises hallway, cloakroom, study with double doors to the 27ft lounge that has French doors onto the garden, 21ft fitted kitchen/diner with built in appliances and a New Central Heating Boiler.

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Upstairs you have four generous bedrooms and a modern bathroom with a white suite.

Outside there are well tended mature gardens with flower borders and at the rear a double garage with off road parking for three vehicles in front.

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. From 1986 a further housing development began on farmland between Abbeydale and Barnwood and became known as Abbeymead. Next to Abbeymead primary School is another pub (The Turmut Hoer) a Tesco Express, hairdresser, fish & chip shop and The Polash Indian restaurant. Among Abbeymead's many open spaces lies a skateboarding amenity, Clock Tower Park and, a local nature reserve at Hucclecote Meadows, which has been designated as a Site of Special Scientific Interest.



Upvc double glazed door leads into:

ENTRANCE HALLWAY

Parquet flooring, single radiator, stairs leading off, upvc double glazed window to front elevation.

CLOAKROOM

6'7 x 2'7 (2.01m x 0.79m)

Low level w.c., pedestal wash hand basin, partially tiled walls, tiled floor, upvc double glazed window to side elevation.

STUDY

12'3 x 7'4 (3.73m x 2.24m)

Parquet flooring, single radiator, picture rail, upvc double glazed window to front elevation, double doors lead into:

LOUNGE

27'4 x 11'8 max (8.33m x 3.56m max)

Original parquet flooring, fireplace housing the log effect gas fire with a paved hearth and hardwood lintel, picture rail, double and single radiators, upvc double glazed door to front elevation, matching French doors to rear elevation overlooking the rear garden.

KITCHEN/DINER

21'4 x 14'7 max (6.50m x 4.45m max)

A range of modern base and wall mounted units, granite worktops, single drainer one and a half bowl sink unit with a chrome mixer tap, built in electric double oven and microwave, five burner gas hob and extractor hood, built in fridge/freezer, plumbing for an automatic washing machine and dishwasher, newly fitted central heating boiler, space for table and chairs, single radiator, walk in pantry with shelving, double glazed door to rear elevation, upvc double glazed windows to side and rear elevations.

From the entrance hallway stairs lead to the first floor.





LANDING

Airing cupboard with a hot water cylinder and slatted shelving, access to loft space.

BEDROOM 1

12'6 x 11'9 (3.81m x 3.58m)

Built in storage cupboard, single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 2

11'9 x 9'6 (3.58m x 2.90m)

Single radiator, upvc double glazed window to front elevation.

BEDROOM 3

9'6 x 8'1 (2.90m x 2.46m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BEDROOM 4

9' x 8'3 (2.74m x 2.51m)

Upvc double glazed window to front elevation.

BATHROOM

9'7 x 6'4 max (2.92m x 1.93m max)

White suite comprising panelled bath with a shower unit over, low level w.c., pedestal wash hand basin with a mixer tap, single radiator, partially tiled walls, upvc double glazed window to rear elevation.

OUTSIDE

The front garden is laid to lawn with a hedgerow and a pathway leading to the front door and around the property.

To the rear there is a beautiful enclosed garden which is partially laid to lawn with well stocked flower borders, plants, shrubs, bushes and trees. There is a paved patio and wooden gated access to off road parking for three vehicles which leads to a:



DOUBLE DETACHED GARAGE

17'7 x 16'3 (5.36m x 4.95m)

Two up and over doors to front elevation, power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

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.

LOCAL AUTHORITY

Council Tax Band: E

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

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.



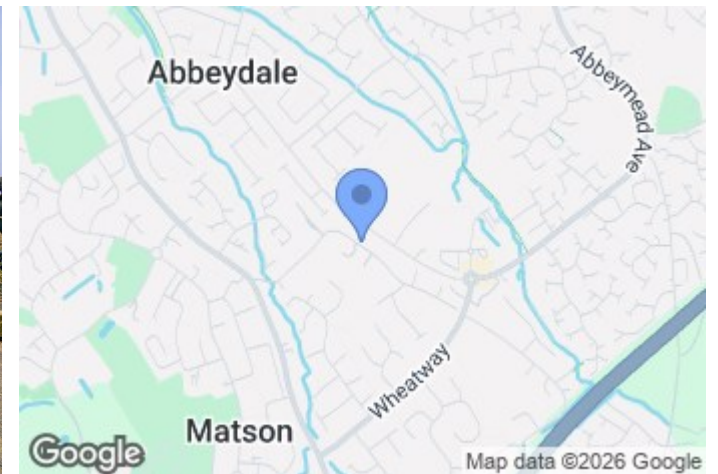


DIRECTIONS

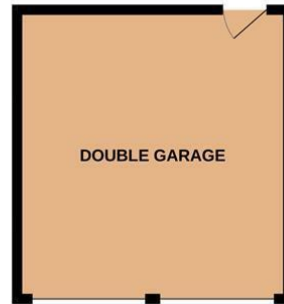
From Eastern Avenue take Painswick Road towards Painswick and proceed along going straight over the traffic lights. After passing the petrol station on the left hand side turn left where signposted The Wheatridge where the property can be located on the left hand side.

PROPERTY SURVEYS

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



GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 57, Potential 76





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