



**60 Curlew Road, Gloucester GL4 4TF**

**£260,000**



## 60 Curlew Road, Gloucester GL4 4TF

• Three bedroom family home • Well presented throughout • Popular location • Off road parking • Detached garage • Ideal first time buy or investment property • Close to local amenities and bus routes • Enclosed rear garden • EPC rating D68 • Tax Band B - Gloucester City Council - £1,826.36 per annum (2026/2027)

**£260,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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**www.naylorpowell.com**

### Hallway

Stairs to the first floor, cupboard access to gas boiler, door to Living/Dining room, door to Kitchen, door to;

### WC

WC, Washhand basin

### Kitchen

Double-glazed window to rear aspect, a range of matching wall and base units with worktops over, one and a half bowl sink with drainer, four-ring gas hob, integrated fridge freezer, dishwasher, and washing machine. Door to rear garden.

### Living/Dining Room

Double-glazed window to front aspect, sliding door to;

### Conservatory

Double-glazed windows to rear and side elevations, door to rear garden.

### Landing

Grants access to all bedrooms and the bathroom.

### Master Bedroom

Double-glazed window to front elevation, double bedroom.

### Second Bedroom

Double-glazed window to rear elevation, double bedroom.

### Third Bedroom

Double-glazed window to front elevation.

### Bathroom

Double-glazed windows to rear aspect, WC, handwash basin, bath with shower.

### Outside

The front of the property features a gravel area with small sections of greenery and a paved pathway to the front door. The rear garden features a patio seating area with artificial lawn, access to the garage, and off-road parking.

### Location

The ever-popular suburb of Abbeydale is situated on the outskirts of Gloucester City Centre, offering various amenities, including a Morrisons supermarket, schooling, and public transport links, including bus routes to Gloucester, Cheltenham, and Stroud.. The historic City Centre, including the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination. There are also excellent links to the M5 motorway, making Bristol, London, and Birmingham easily accessible.

### Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Gloucester Council - £1,826.36 per annum (2026/27)

Electricity supply: Mains

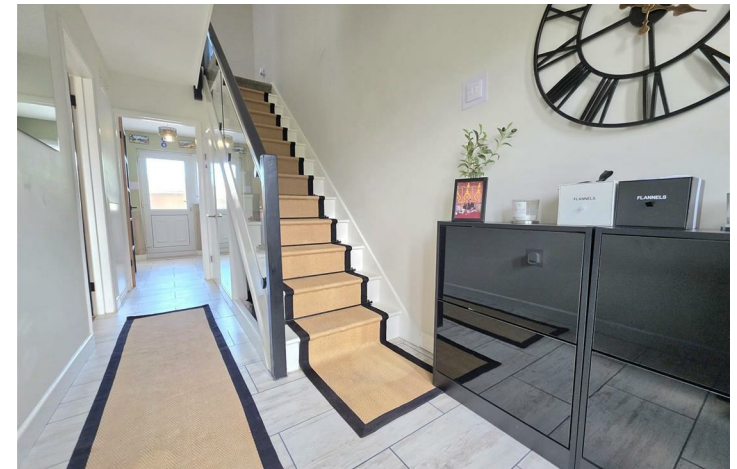
Water supply: Mains

Sewerage: Mains

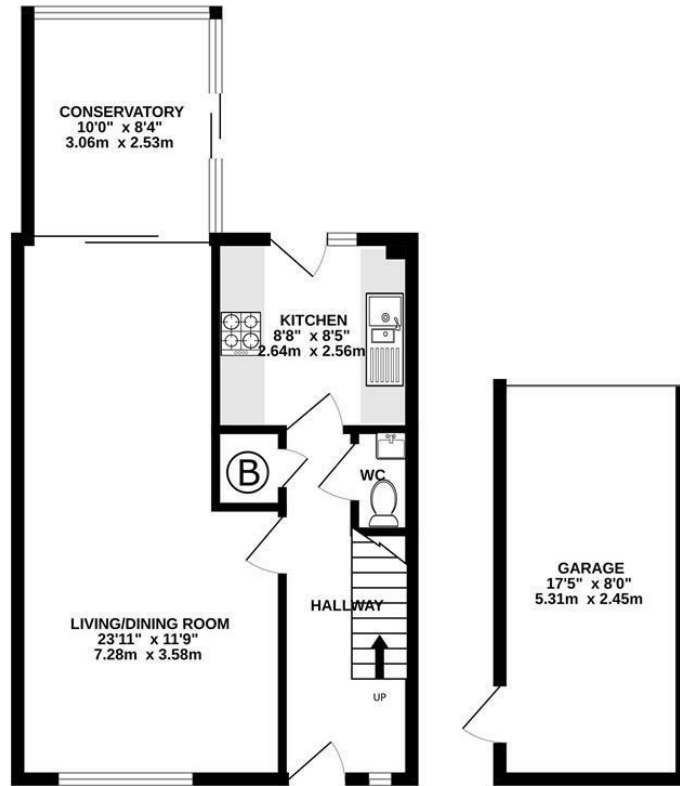
Heating: Gas Central heating.

Broadband speed: Standard 4 Mbps and Superfast 80 Mbps and Ultrafast 1000 Mbps

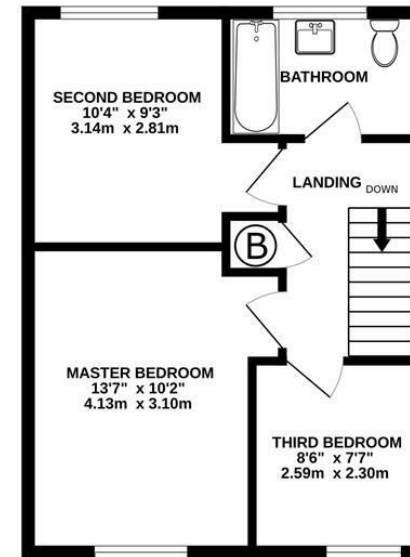
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely), and Three (Likely).



GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

