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## **15 Stanmoor, Abbeydale, GL4 5BT**

**£310,000**

This very well presented FOUR bedroom semi-detached house, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous reception room, perfect for entertaining guests or enjoying family time.

The heart of the home is the kitchen diner, which provides a delightful space for entertaining. Additionally, the property boasts a separate UTILITY ROOM, garage and off-road parking.

Situated close to local amenities, residents will find everything they need within easy reach, from shops to schools and parks. The property is offered **\*\*\*CHAIN FREE\*\*\***

## Entrance Hall

Lounge 15'7 x 13'6 (4.75m x 4.11m)

Kitchen/ Breakfast Room 21'4 x 9'2 (6.50m x 2.79m)

Utility 7'6 x 5'1 (2.29m x 1.55m)

Garage 15'10 x 7'6 (4.83m x 2.29m)

Bedroom 1 13'1 x 10'3 (3.99m x 3.12m)

Bedroom 2 12'2 x 7'1 (3.71m x 2.16m)

Bedroom 3 11'11 x 7'11 (3.63m x 2.41m)

Bedroom 4 9'2 x 7'1 (2.79m x 2.16m)

## Bathroom

## OUTSIDE

Driveway providing off road parking leading to the garage.

The rear garden has a large patio, with an ideal entertaining area, steps leading up to the lawn with a raised decked area. Futhermore, office/ studio with power.

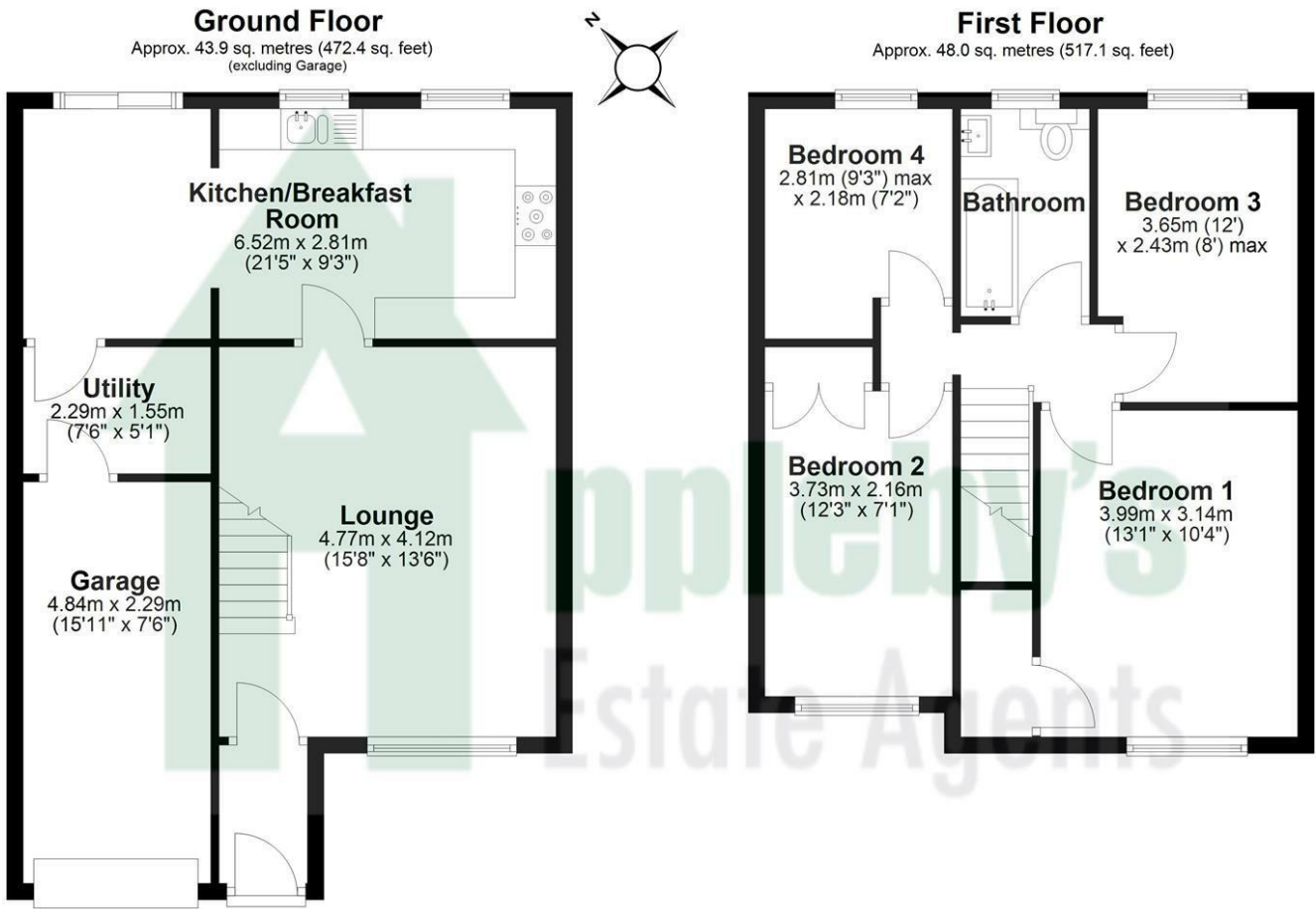
## Services

Mains Drainage, Gas Central Heating  
Gloucester City Council Tax Band B

## Tenure

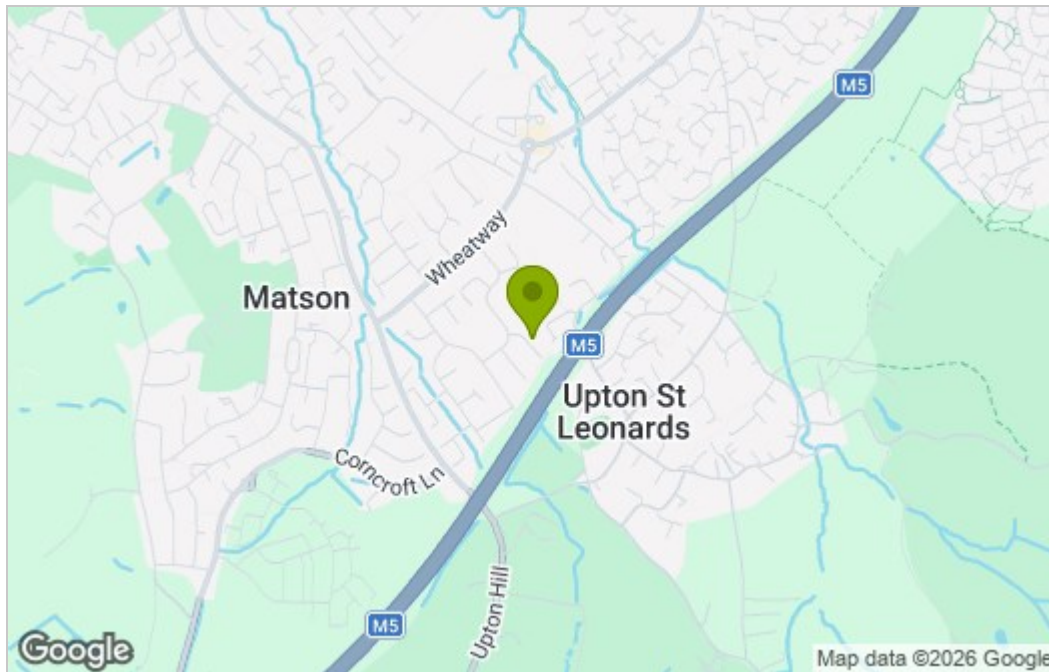
Freehold

# Floor Plan

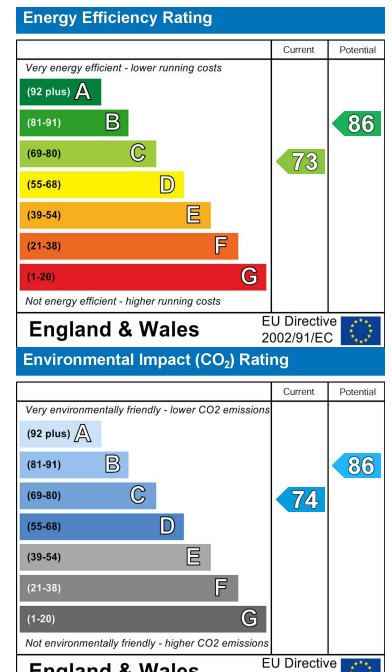


Total area: approx. 91.9 sq. metres (989.6 sq. feet)

# Area Map



# Energy Efficiency Graph



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