



20 Laxton Road, Gloucester GL4 5YP
Offers Over £220,000



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• Complete chain • Two bedroom property • Immaculately presented throughout • Private and enclosed rear garden • Off road parking for two vehicles • Positioned in the popular suburb of Abbeymead • Potential rental income of £1,150 pcm • Great transport links between Gloucester and Cheltenham • EPC C75 • Tax Band B - Gloucester City Council - £1,826.36 (2026/2027)



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Accommodation

The accommodation begins with an entrance hall, which provides access to the kitchen, living/dining room and stairs to the first floor. The kitchen is fitted with a range of wall and base units, offering ample storage space, and benefits from an integrated electric oven with a four-ring gas hob and an extractor hood above. There is also space for a fridge freezer, plus plumbing for a washing machine and dishwasher. To the rear, the living/dining room is a generous and versatile space, ideal for both relaxing and entertaining, with doors opening directly onto the garden and allowing plenty of natural light. Upstairs, the first floor comprises two well-proportioned bedrooms and a family bathroom, fitted with a WC, wash hand basin and bath with shower over.

Outside

Arriving at the property, you are met with two off-road parking spaces. To the rear, the garden is a good size and benefits from

being a combination of lawned and decked areas, which are accompanied by a variety of shrubs and a summer house.

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.

Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Gloucester City Council - £1,826.36 (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

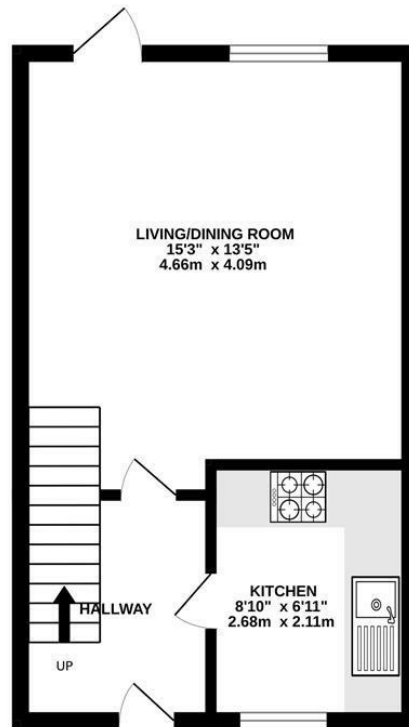
Heating: Mains Gas

Broadband speed: Standard 10 Mbps, Superfast 39 Mbps and Ultrafast 1000 Mbps

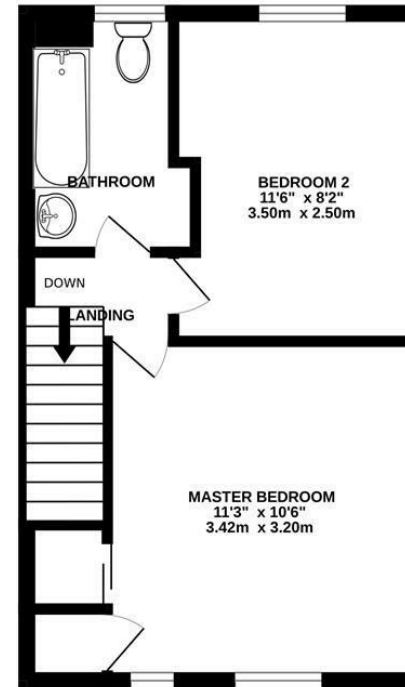
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely), and Three (Likely).



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



20 LAXTON ROAD

TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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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.

