



40 Roman Road, Abbeymead
£475,000

Farr & Farr Sales & Lettings

40 Roman Road

Abbeymead, Gloucester

Situated on a large plot in Abbeymead, this four bedroom detached property has undergone some recent works to ensure spacious accommodation throughout.

The front door opens into a spacious entrance hall with cupboard and cloakroom, and leads through to a large living room with attractive bay window to front. At the rear of the property sits an open plan kitchen / dining room with views out to the rear garden. A utility room serves the kitchen.

Stairs lead to the first floor landing with four bedrooms and a modern family bathroom. The master bedroom benefits from a good sized en suite.

A large rear garden is mostly laid to lawn and features a patio and side access. Ample off-road parking and a double garage are to the front.

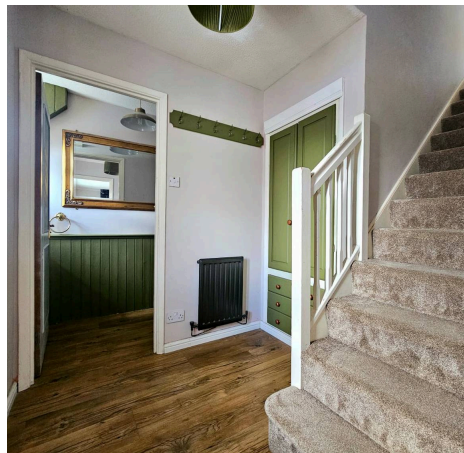
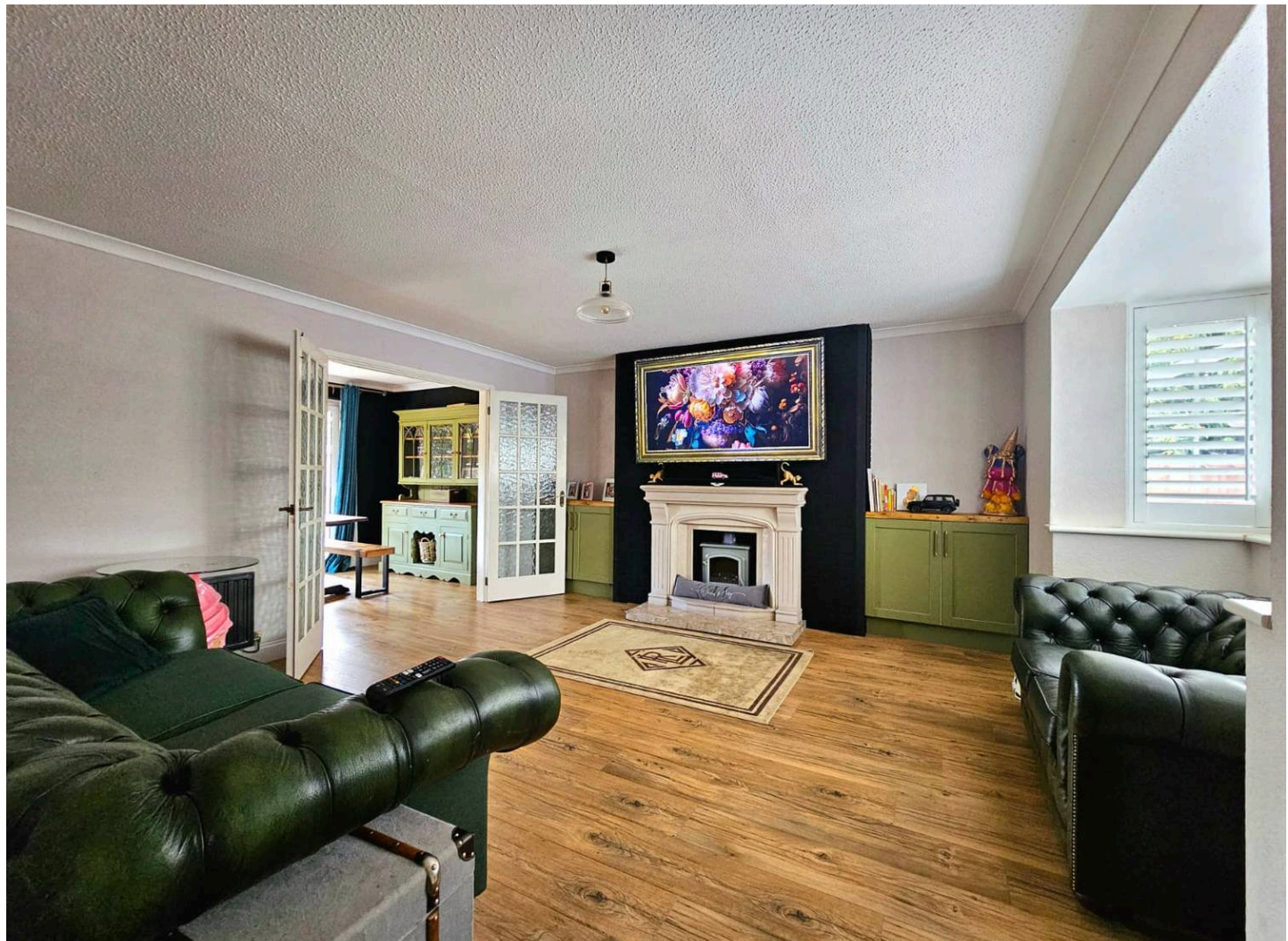
Roman Road is part of an attractive development in Abbeymead with good access to local shops, schools and amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hall

Composite front door. Stairs to first floor landing. Cupboard. Laminate flooring. Radiator.

Cloakroom

8' 7" x 3' 7" (2.62m x 1.09m)

WC. Basin with storage under. Frosted double glazed window to front. Radiator. Laminate flooring.

Living Room

16' 1" x 15' 1" (4.89m x 4.61m)

Double glazed bay window to front. Radiator. Laminate flooring. Electric fireplace.

Kitchen / Dining Room

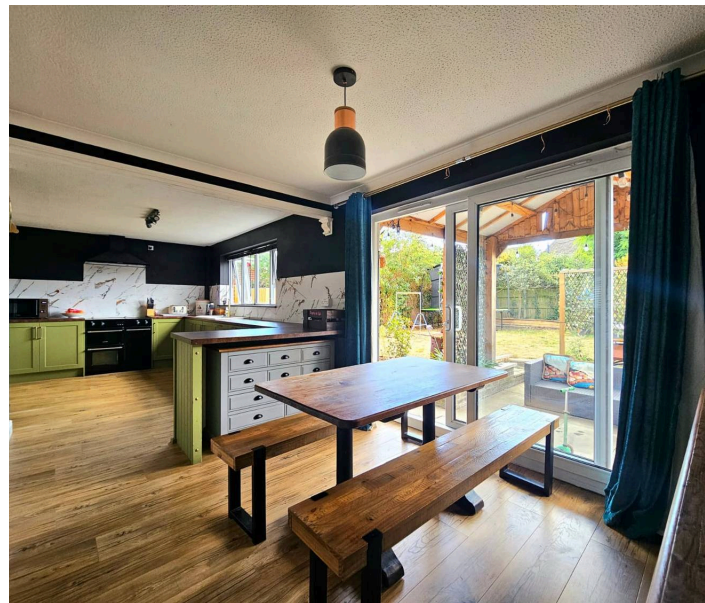
10' 0" x 25' 9" (3.05m x 7.86m)

Open plan kitchen / living room with double glazed window and patio doors to rear. Modern kitchen with a range of floor and drawer units. Range cooker. Extractor hood. Ceramic sink with draining board and mixer tap. Fitted dishwasher. Laminate flooring.

Utility Room

6' 0" x 6' 11" (1.84m x 2.11m)

Access off the kitchen. Worktop with cupboard under and wall cupboard. Boiler. Radiator. Laminate flooring.



First Floor Landing

Airing cupboard with water tank. Carpet. Radiator. Access to loft via hatch.

Master Bedroom

11' 7" x 15' 3" (3.53m x 4.65m)

Large master bedroom. Two double glazed windows to front. Carpet. Two radiators. Fitted wardrobes.

En Suite

5' 6" x 10' 2" (1.67m x 3.10m)

Spacious master en suite with striking design. WC. Basin with cupboard under. Roll top bath. Frosted double glazed window to front. Radiator. Vinyl flooring.

Bedroom Two

11' 7" x 10' 3" (3.52m x 3.12m)

Double bedroom with double glazed window to rear. Carpet. Radiator.

Bedroom Three

7' 2" x 7' 11" (2.18m x 2.41m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Four

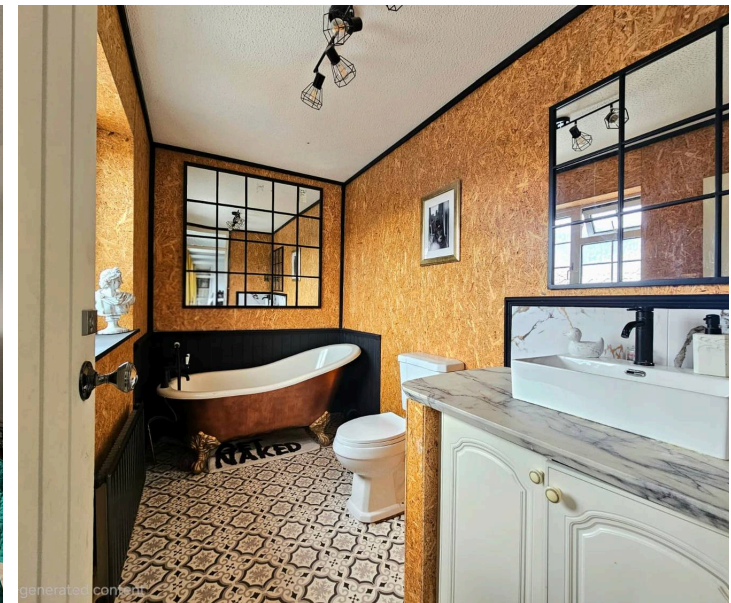
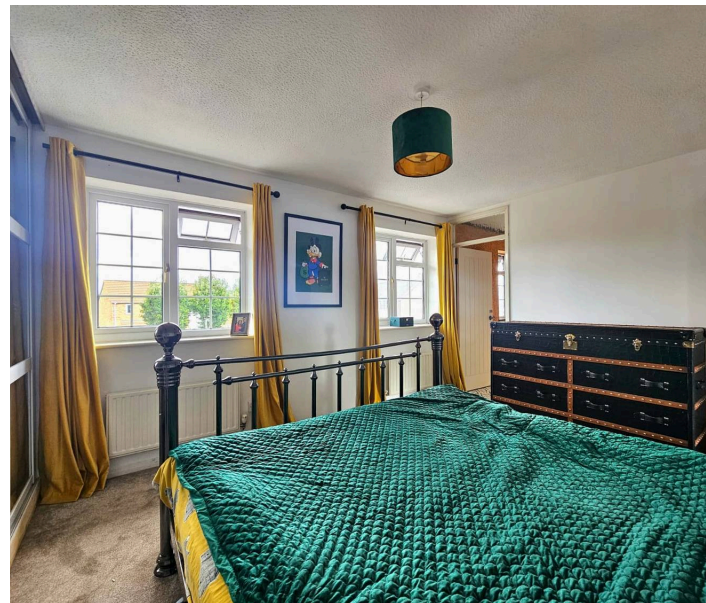
7' 2" x 7' 2" (2.19m x 2.18m)

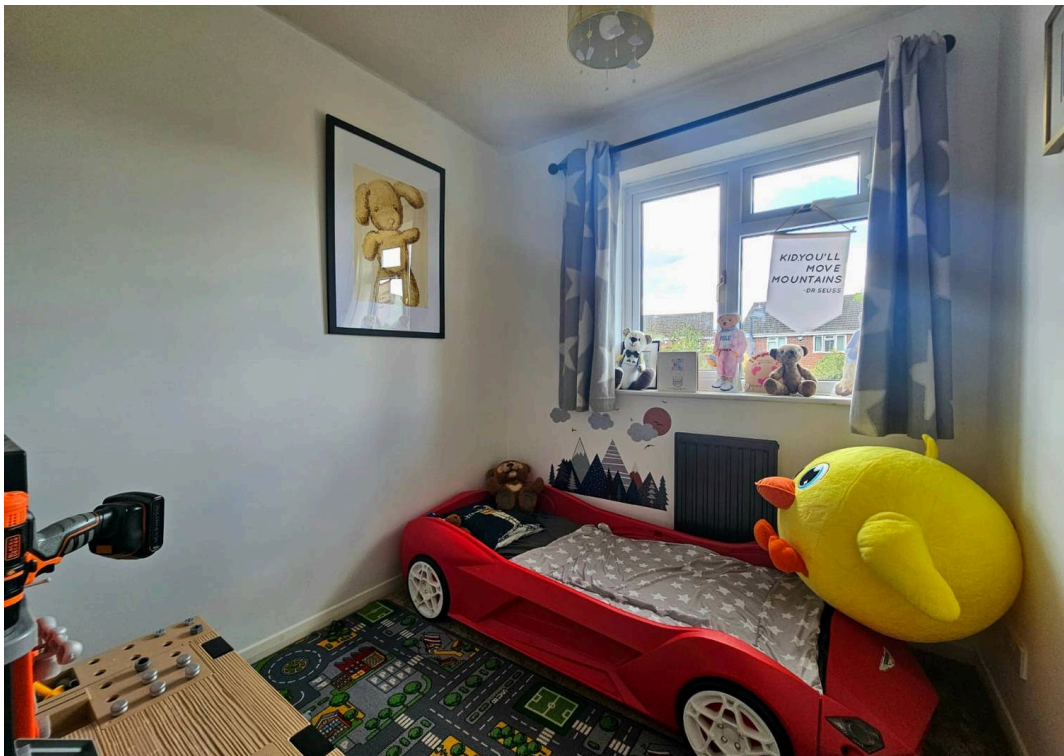
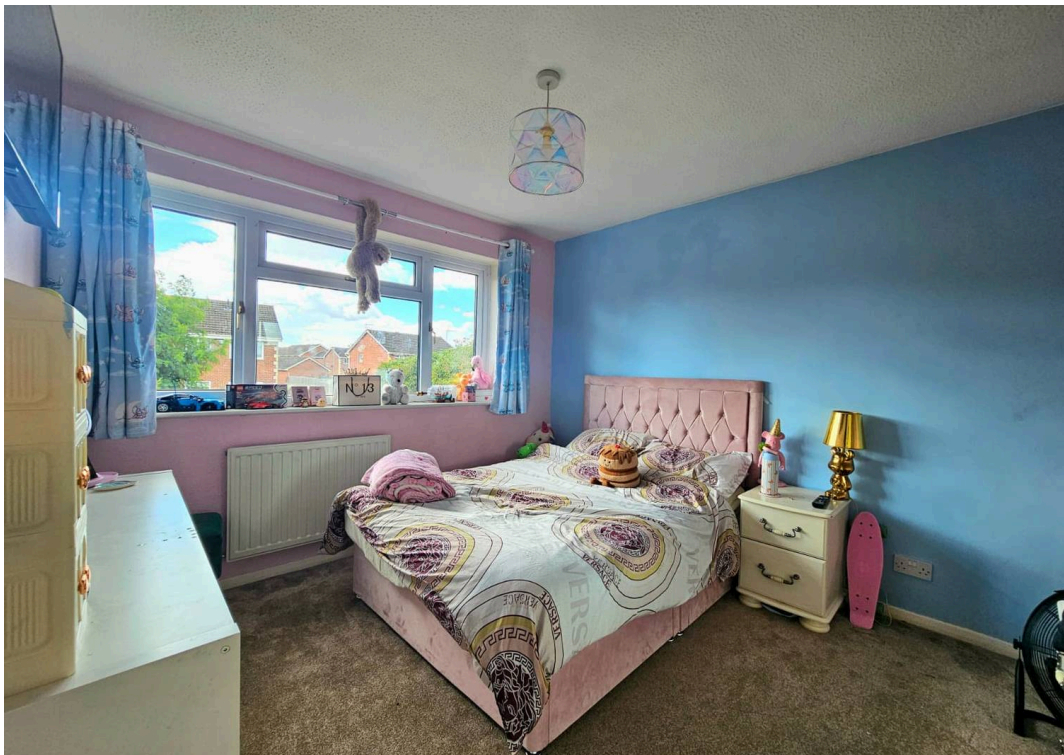
Double glazed window to rear. Carpet. Radiator. Cupboard.

Bathroom

6' 3" x 6' 11" (1.91m x 2.11m)

Modern family bathroom with WC, basin and large enclosed shower. Double glazed frosted window to side. Vinyl flooring. Radiator.





REAR GARDEN

Large rear garden. Mostly laid to lawn with an area of patio. Side access. Fence surround. Mature borders. Outside tap. Electric socket.

FRONT GARDEN

Front External. Off road parking for multiple cars. Access to garage. Storage area to side of property. Laid to tarmac and stones.

Driveway

1 Parking Space

Off-road parking for multiple cars.

Double garage

1 Parking Space

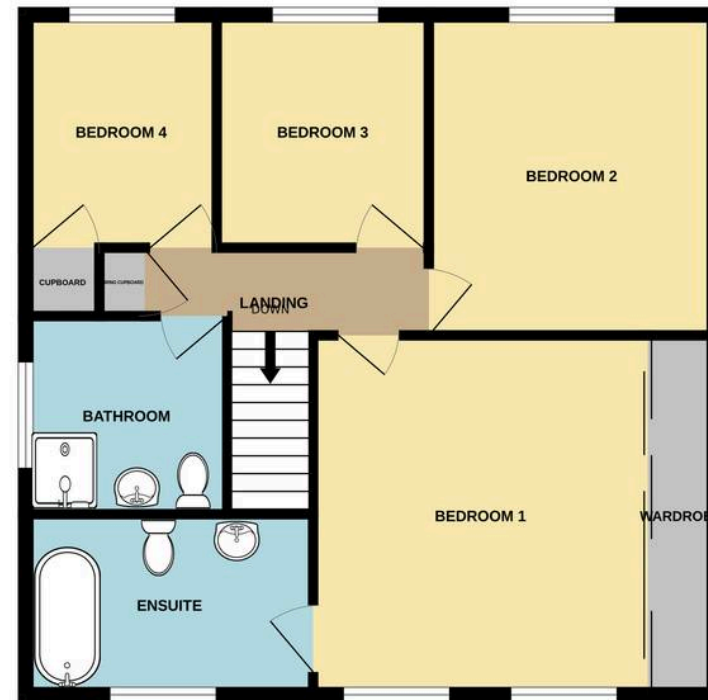
Double garage with up and over door and side pedestrian door.



GROUND FLOOR



1ST FLOOR



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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