



17 Oxmoor

Abbeydale, Gloucester, GL4 5XW

Offers in excess of £385,000



We are delighted to welcome to the open market this exceptionally presented detached family home, tucked away in a highly sought-after cul-de-sac in Abbeydale.

Offering fantastic and versatile accommodation across both floors, this wonderful home is perfectly suited to growing families or buyers seeking flexible living space. The property benefits from three reception rooms, allowing the option of a fourth bedroom if required.

Externally, the home boasts a private and enclosed rear garden, along with ample off-road parking. Positioned in a quiet yet convenient location, early viewing is strongly advised to fully appreciate the space, setting, and overall quality on offer.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage space, doors to cloakroom, study, kitchen & lounge.

Cloakroom

Upvc frosted double glazed windows to front, low level wc & pedestal wash hand basin, radiator, partly tiled walls. towel rail.

Study

Upvc double glazed windows to rear, radiator, power points, laminate flooring.

Lounge

Upvc double glazed bay window to front, television point, radiator, power points, laminate flooring, sliding doors through to:

Dining Room

Upvc double glazed french doors to rear, radiator, power points, laminate flooring, door also leading to kitchen.

Kitchen

Door leading to conservatory, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, recessed down lights, partly tiled walls, power points, cupboard housing boiler.

Conservatory

Upvc double glazed french doors to side & rear, Upvc double glazed windows throughout, pvc roof, built in fridge/freezer, plumbing & space for washing machine & tumble dryer, air conditioning unit, tiled flooring.

First Floor Landing

Airing cupboard, doors to all other rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points. Door to:

En-Suite Bathroom

Upvc double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, recessed down lights, extractor fan, tiled walls, heated towel rail.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3

Upvc double glazed windows to front & rear, radiator, power points.

Shower Room

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, extractor fan.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, summer house, access to the garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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