



**5 Woodbine Close, Abbeymead GL4 4FB**

**£285,000**





## 5 Woodbine Close, Abbeymead GL4 4FB



• Three reception rooms • Potential fourth bedroom downstairs • Open plan kitchen/diner • Close to local schools and amenities • Downstairs shower room • Ample off road parking • Private rear garden • Gas central heating and double glazing • EPC Rating C72 • Gloucester City Council, Tax Band C - £1990.01 (2025/2026)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£285,000**

**01452 941950**

**[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)**

**[www.naylorpowell.com](http://www.naylorpowell.com)**

### Entrance Hall

Stairs to the first floor, built-in cupboard, feature round window, door to;

### Living Room

Double-glazed window to front elevation, radiator, door to dining room, door to;

### Kitchen/Diner

Double-glazed window to rear elevation, French doors to rear garden, built-in storage cupboard, tiled flooring, a range of matching wall and base units with worktops over, stainless steel one-bowl sink with drainer, four-ring gas hob with overhead extractor fan, boiler, integrated fridge/freezer, space for slimline dishwasher and washing machine.

### Dining Room

Double-glazed window to front elevation, electric radiator, door to;

### Bedroom Four/Family Room/Study

Double-glazed window to side elevation, electric radiator, french doors to rear garden, door to;

### Shower Room

WC, handwash basin, shower cubicle, electric heated towel rail.

### On the first floor

### Landing

Access to all bedrooms and the bathroom.

### Bedroom One

Double-glazed windows to front elevation, radiator, built-in wardrobes

### Bedroom Two

Double-glazed window to rear elevation, radiator.

### Bedroom Three

Double-glazed window to rear elevation, radiator, built-in wardrobe.

### Bathroom

Double-glazed obscure window to side elevation, WC, bath with electric shower, handwash basin, heated towel rail.

### Outside

To the front of the property is ample off-road parking consisting of a gravel and tarmac driveway and side access leading to the rear garden. At the rear of the property is a combination of a patio seating area, a lawn area bordered by shrubs, bushes and flower beds, and a storage shed.

### 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 to include the Gloucester bus routes to the nearly renovated City Centre station. The historic City Centre, to include the medieval Cathedral, offers further shops, boutiques and eateries alongside the recently developed Gloucester Docks and Quays shopping destination.

### Material information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

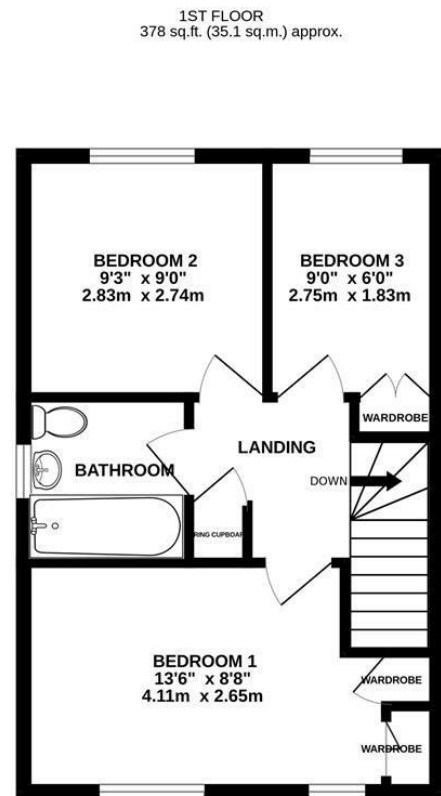
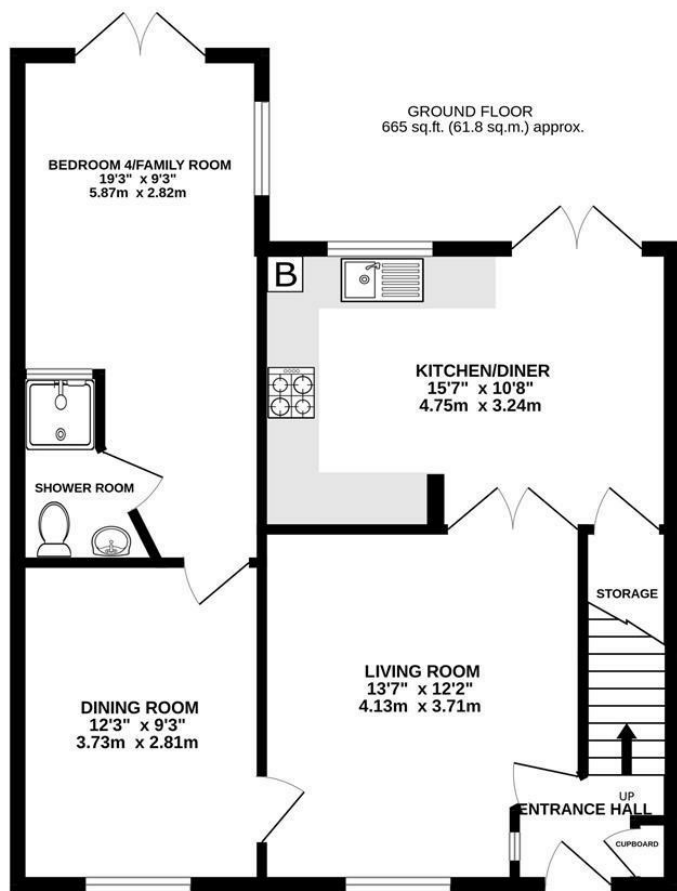
Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 14 Mbps and Superfast 80 Mbps and Ultrafast 1000 Mbps

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





**TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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