



12 Hayward Close, Abbeymead GL4 4RJ
£350,000



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• Detached three bedroom family home • Situated in the highly sought after Hayward Close, Abbeymead • Well presented throughout • Ample off road parking and garage • Private and enclosed rear garden with side gate • Within walking distance to local amenities • En-suite to master bedroom • Garden shed and summer house. • EPC D63 • Tax Band D - Gloucester City Council- £2,348.17 per annum (2026/2027)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

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Entrance Hall

Stepping into the property, the entrance hall provides space for coats, shoes and such like.

Living Room

The living room is a great size and benefits from ample natural light from the window to the front aspect. Door to the hallway and kitchen dining room.

Kitchen Dining Room

Sociable space the dining area benefits from sliding doors to the outside patio area. The kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include an electric oven with four ring gas hob and extractor over. Space for fridge freezer and plumbing for washing machine.

WC

WC and wash hand basin.

Landing

Provides access to three bedrooms and a family bathroom.

Master Bedroom

Double bedroom with built in wardrobes. Window to rear aspect over looking the back garden.

En-suite

Stylish suite comprising WC, vanity unit and walk-in shower enclosure with tiled surround. Frosted window to side aspect.

Second Bedroom

Double bedroom with built in wardrobes. Window to front aspect.

Third Bedroom

Built in wardrobes. Window to front aspect.

Bathroom

Modern suite to include vanity unit, WC and bath with mixer taps. Frosted window to rear aspect.

Garage

Integral garage with power and lighting. Up and over door to the front providing vehicular access as well as door to the rear into the property.

Outside

to the front the property benefits from a driveway allowing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of lawned and patio areas accompanied by a generously sized shed and summer house. A gate to the rear opens directly onto The Oaks playing field.

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, including Gloucester bus routes to the newly 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: Tax band D

Local authority and rates: Gloucester City Council- £2,348.17 per annum (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

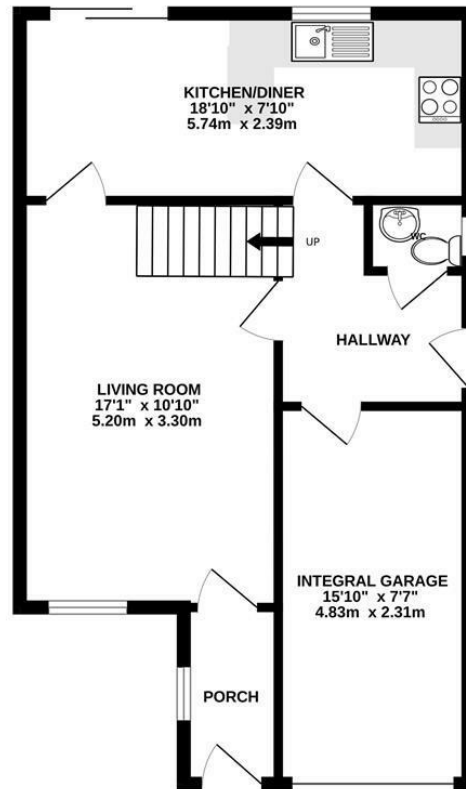
Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

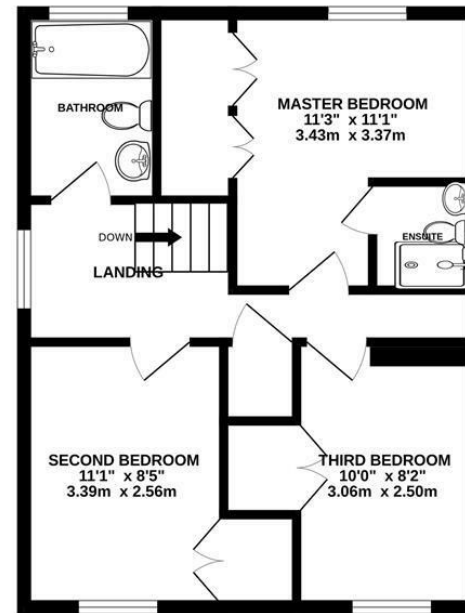
Mobile phone coverage: Vodafone (Likely), O2 (Likely), and EE (Likely), Three (Likely)



GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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