



Rumsey Close, Abbeydale GL4 5JY
£335,000



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• Garage with parking • Private landscaped rear garden • Spacious open-plan living and dining room • Modern neutral décor throughout • Cul de sac location • Close to local amenities • Ground floor cloakroom/WC • Contemporary fitted kitchen with ample storage and worktop space • Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/2027) • EPC Rating D63



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£335,000

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Accommodation

The ground floor offers bright, contemporary accommodation centred around a spacious open-plan living and dining area, providing an excellent environment for both everyday family living and entertaining. Finished in modern neutral tones with stylish flooring and recessed lighting, the living space flows seamlessly into a modern fitted kitchen featuring an attractive range of wall and base units, generous worktop space, an electric induction hob, integrated oven, dishwasher, fridge and views over the rear garden. Adjoining the main living accommodation is a conservatory/garden room, flooded with natural light through extensive glazing and enjoying direct access to the landscaped rear garden and patio, creating an ideal additional reception space, home office or playroom while enhancing the connection between the indoor and outdoor areas. Further benefits include a downstairs cloakroom/WC.

The first floor provides well-presented and thoughtfully arranged accommodation comprising three bedrooms and a contemporary family bathroom. The master bedroom is a generous double room, beautifully finished in neutral tones with ample space for freestanding furniture. A further spacious double bedroom enjoys pleasant rear-facing views and offers excellent versatility, currently accommodating both bedroom and home office furniture, while the third bedroom provides an ideal child's room, guest bedroom or dedicated study. Serving all three bedrooms is a stylishly refitted family bathroom featuring modern tiling, a contemporary vanity unit with wash hand basin, WC and a bath with glazed shower screen and shower over.

Outside

The property enjoys an attractive frontage with ample off-road parking provided by a combination of a block-paved driveway and low-maintenance gravelled parking area. A covered carport leads to the garage, offering additional sheltered parking or storage.

The beautifully landscaped south-facing rear garden has been thoughtfully designed to create a series of attractive outdoor living spaces. Immediately adjoining the property is a generous paved terrace, ideal for al fresco dining and entertaining, complemented by a further raised patio beneath a timber pergola, providing a charming seating area. The garden is predominantly laid to lawn with contemporary stepping stones leading between the seating areas, while raised timber sleeper borders are stocked with an abundance of established flowering plants, ornamental shrubs and mature specimen trees, creating colour and interest throughout the seasons. A useful timber garden shed provides practical storage, with additional planting ensuring a high degree of privacy. The garden is enclosed by timber fencing.

Garage/Utility

The single garage offers a pedestrian door and a newly fitted electric roller door with power and lighting, alongside plumbing for a washing machine and a sink.

Location

The highly sought-after suburb of Abbeydale is ideally located on the outskirts of Gloucester City Centre and offers a wide range of local amenities, including a Morrisons superstore, restaurants, schools, and excellent public transport links. Regular bus services provide convenient access to Gloucester, Cheltenham and Stroud. Gloucester's historic centre, home to the magnificent medieval Cathedral, boasts an excellent selection of shops, boutiques, cafés, and restaurants. Residents can also enjoy the vibrant Gloucester Docks and Gloucester Quays retail and leisure destination, while the renowned Kingsholm Stadium hosts an exciting calendar of sporting fixtures and live music events throughout the year.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Gloucester City Council £2,087.26 (2026/2027)

Electricity supply: Mains

Water supply: Mains

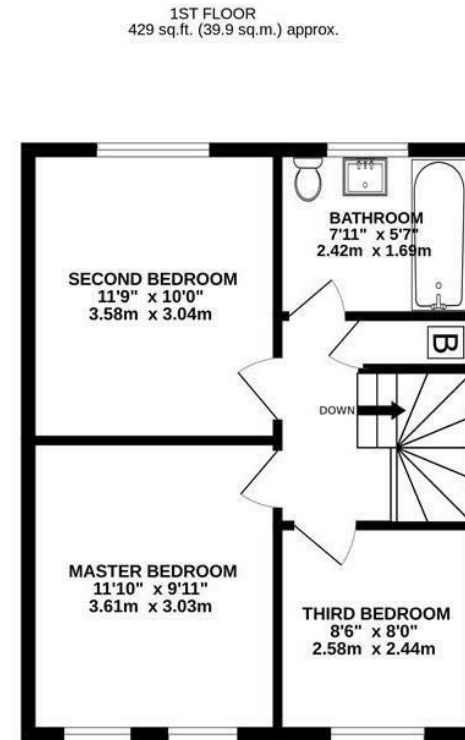
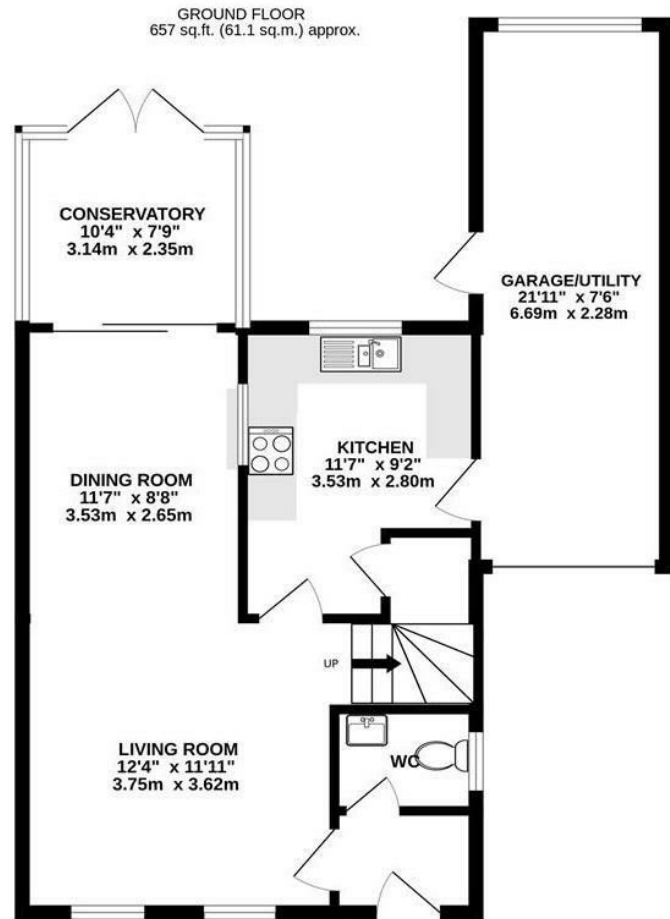
Sewerage: Mains

Heating: Mains

Broadband speed: Standard 3 Mbps, Superfast 61 Mbps, Ultrafast 1000 Mbps.

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





TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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