



**12 Stewarts Mill Lane, Gloucester GL4 5UL**

**£325,000**



# 12 Stewarts Mill Lane, Gloucester GL4 5UL

• No onward chain • Four bedroom detached family home • Situated in the popular suburb of Abbeymead • Ample off road parking • Garage • Potential to improve • Private and enclosed rear garden • Within walking distance to local amenities • EPC D67 • Tax Band D - Gloucester City Council - £2,348.17 per annum (2026/27)



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## Entrance Hall

Stepping into the property, the entrance hall provides access to the WC, living room, kitchen and stairs to the first floor.

## WC

WC and wash hand basin.

## Living Room

Generously sized living room with a window to the front aspect. Feature gas fireplace.

## Dining Room

Sliding doors to the outside patio area.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by space for a fridge freezer. Window to rear aspect.

## Utility Room

Further storage alongside plumbing for a washing machine, space for a fridge freezer and a combination boiler.

## Landing

Grants access to four bedrooms and a family bathroom. window to side aspect.

## Master Bedroom

Double bedroom with built in wardrobes.

## En-suite

Shower suite to include WC, wash hand basin and shower enclosure. In need of renovation.

## Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

## Third Bedroom

Window to the rear aspect. Built in wardrobe.

## Fourth Bedroom

Window to front aspect.

## Bathroom

Bathroom suite to include WC, wash hand basin and bath.

## Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and is a combination of lawned and patio spaces.

## Garage

Integral garage with access to the utility room. Up and over door providing vehicular access. Power and lighting.

## 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 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: D

Local authority and rates: Gloucester City Council - £2,348.17 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

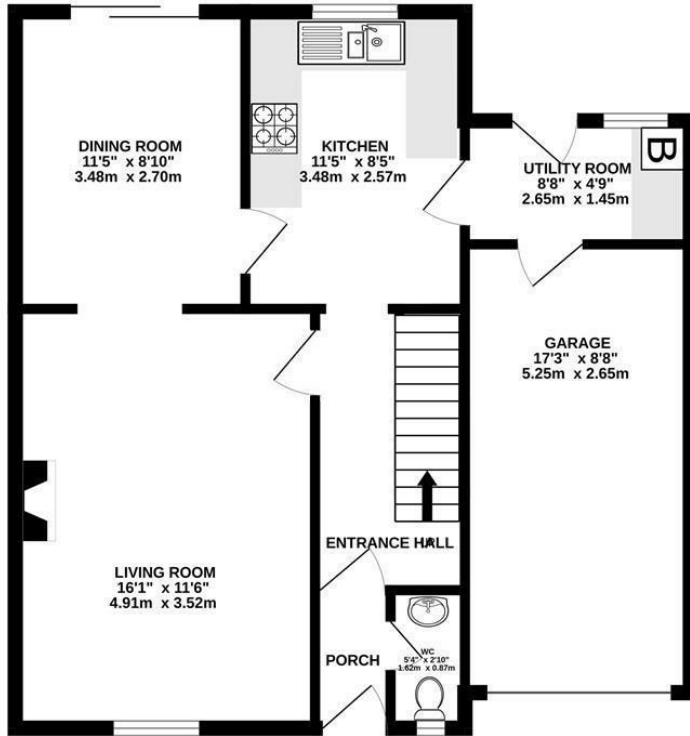
Heating: Gas Central

Broadband speed: Standard 6 Mbps, Superfast 48 Mbps and Ultrafast 1000 Mbps

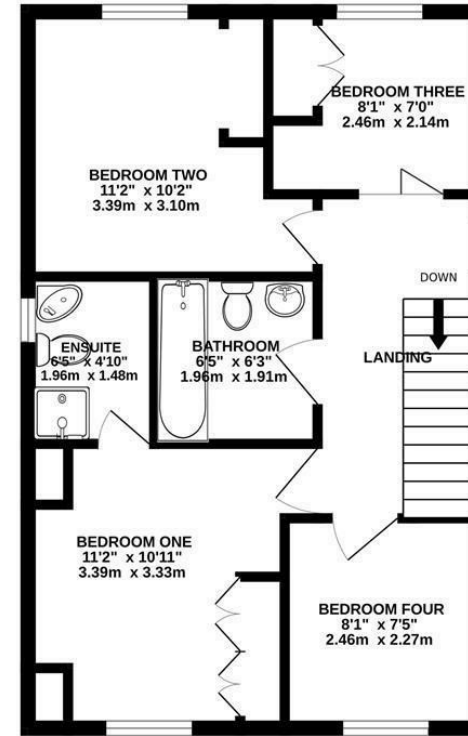
Mobile phone coverage: EE, Vodafone, Three, O2 (Likely)



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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