



**45 Eagle Way, Gloucester GL4 4WS**  
**£250,000**



## 45 Eagle Way, Gloucester GL4 4WS

• Chain free • Three bedroom semi-detached property • Ideal first time buy or investment property • Generously sized rear garden • Garage • Off road parking • Potential to improve and modernise • Popular location • EPC rating C73 • Tax Band B - Gloucester City Council - £1,826.36 per annum (2026/2027)

**£250,000**



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### Entrance Hall

Stairs to the first floor, understairs cupboard, radiator, door to kitchen, door to:

### Living/Dining Room

Double-glazed windows to front and rear aspects, radiators.

### Kitchen

Double-glazed window to rear elevation, door to rear garden, matching wall and base units with worktops over, stainless steel sink with drainer units, boiler, built-in cupboard space.

### Landing

Grants access to all upstairs accomadations.

### Bedroom One

Double-glazed window to front aspect, radiator, built-in wardrobe.

### Bedroom Two

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

### Bedroom Three

Double-glazed window to front aspect, radiator, built in storage.

### Bathroom

Double-glazed window to rear aspect, radiator, handwash basin, shower cubicle.

### WC

WC and frosted window.

### Outside

To the front of the property is a lawned area bordered by a variety of shrubs and bushes, a path leading to the front door and a gate leading to the rear of the property. To the rear of the property, there is an enclosed rear garden which features a patio seating area, large lawn area and various trees, shrubs and plants. There is rear access to the garage and offroad parking.

### Location

The ever-popular suburb of Abbeydale is situated on the outskirts of Gloucester City Centre offering various amenities, including a Morrisons supermarket, schooling, and public transport links to include bus routes to Gloucester, Cheltenham and Stroud.. The historic City Centre, including the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination. There are also excellent links to the M5 motorway making Bristol, London and Birmingham easily accessible.

### Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Gloucester Council - £1,741.26 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

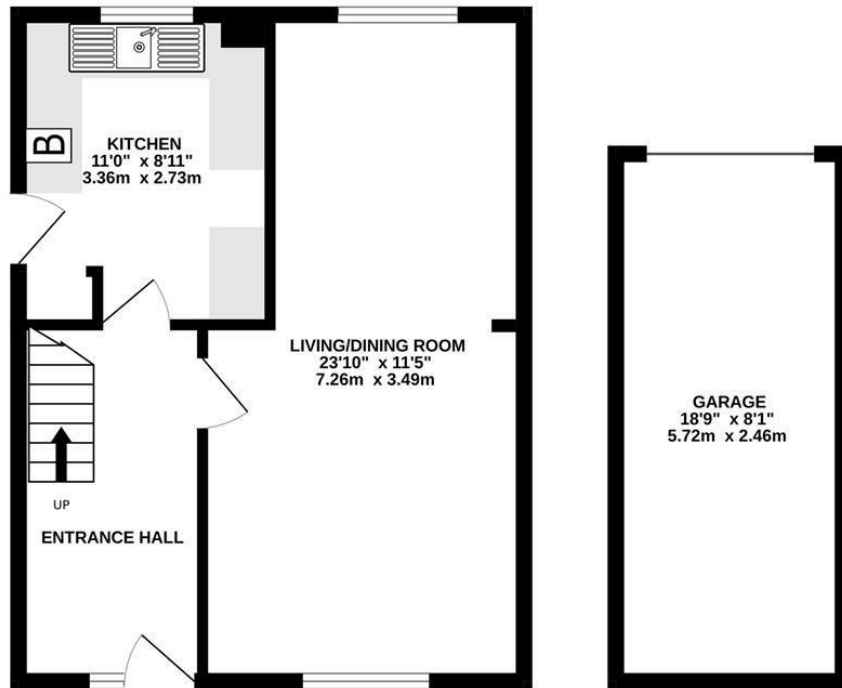
Heating: Gas Central heating.

Broadband speed: Standard 5 Mbps and Superfast 80 Mbps and Ultrafast 1000 Mbps

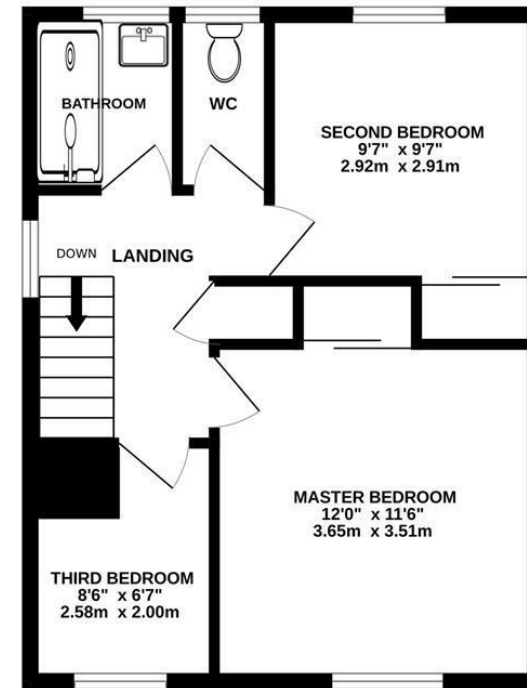
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely), and Three (Likely).



**GROUND FLOOR**  
576 sq.ft. (53.5 sq.m.) approx.



**1ST FLOOR**  
418 sq.ft. (38.9 sq.m.) approx.



**TOTAL FLOOR AREA : 994 sq.ft. (92.4 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

