



**18 Prices Ground, Abbeymead GL4 4PD**  
**£525,000**





## 18 Prices Ground, Abbeymead GL4 4PD

• Cul-de-sac location • Office • Utility room • Private garden • Large driveway • En suite bathroom • Garage • Close to local schools and amenities • Gloucester City Council Tax band E - £2,736.28 (2025/2026) • EPC rating C70



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**£525,000**

### Entrance Hall

Double-glazed window to front elevation, radiator, stairs to the first floor, door to living room, door to kitchen/diner, door to WC, door to;

### Study

Double-glazed window to front elevation, radiator.

### WC

WC, Handwash basin, radiator.

### Living Room

Double-glazed bay window to front elevation, gas fire with wooden surround, radiator.

### Kitchen/Diner

Double-glazed windows to rear elevation, radiator, double-glazed sliding door to rear garden, a range of matching wall and base units with quartz worktops over, Stainless steel one-and-a-half bowl sink with kitchen tap and quooker hot tap, waste disposal unit, four-ring induction hob with overhead extraction, integrated fridge freezer, built-in ovens, door to;

### Utility Room

Wall and base units with worktops over, One bowl sink with drainer unit, space for washing machine and dryer, door to garage.

### On the first floor

### Landing

Double-glazed window to side elevation, radiator, doors to all upstairs accommodations, built-in cupboards.

### Bedroom One

Double-glazed window to front elevation, radiator, built-in wardrobes.

### Ensuite

Double-glazed obscure window to front elevation, WC, bidet, shower cubicle, handwash basin.

### Bedroom Two

Double-glazed window to front elevation, radiator.

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

Double-glazed obscure window to rear elevation, WC, handwash basin, bath with showerhead attachment, radiator.

### Garage

Double-glazed window to rear elevation, door to rear garden, electric garage door, boiler.

### Outside

To the front of the property is a tarmac driveway for multiple cars and a side access to the rear of the property. To the rear of the property is a patio and lawn area, a storage shed, and a range of shrubs and plants.

### Location

Offering various amenities alongside primary and secondary schooling nearby, the area is a firm favourite with families, offering Barnwood arboretum and nature park close by, various playgrounds, public transport links as well as easy access to Gloucester, Cheltenham, and Bristol.

### Material Information

Tenure - Freehold

Council Tax Band E

Gloucester City Council - £2736.28 per annum 2025/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

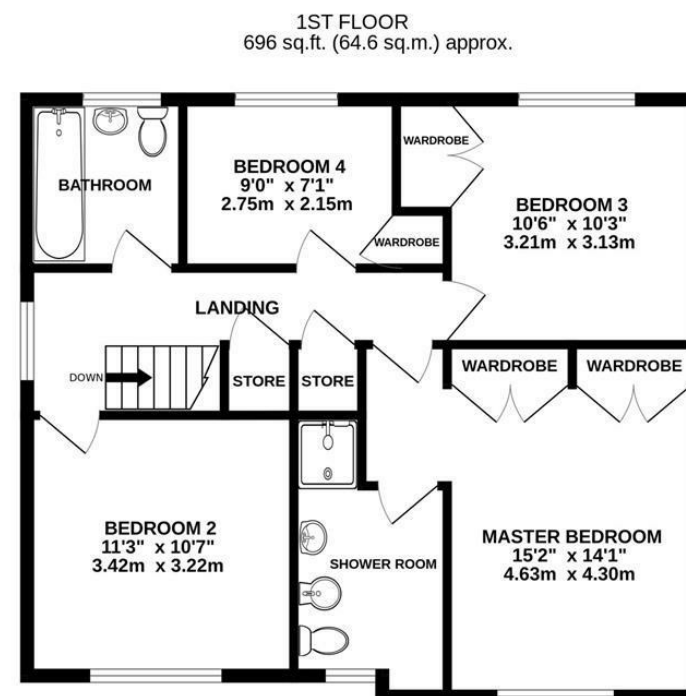
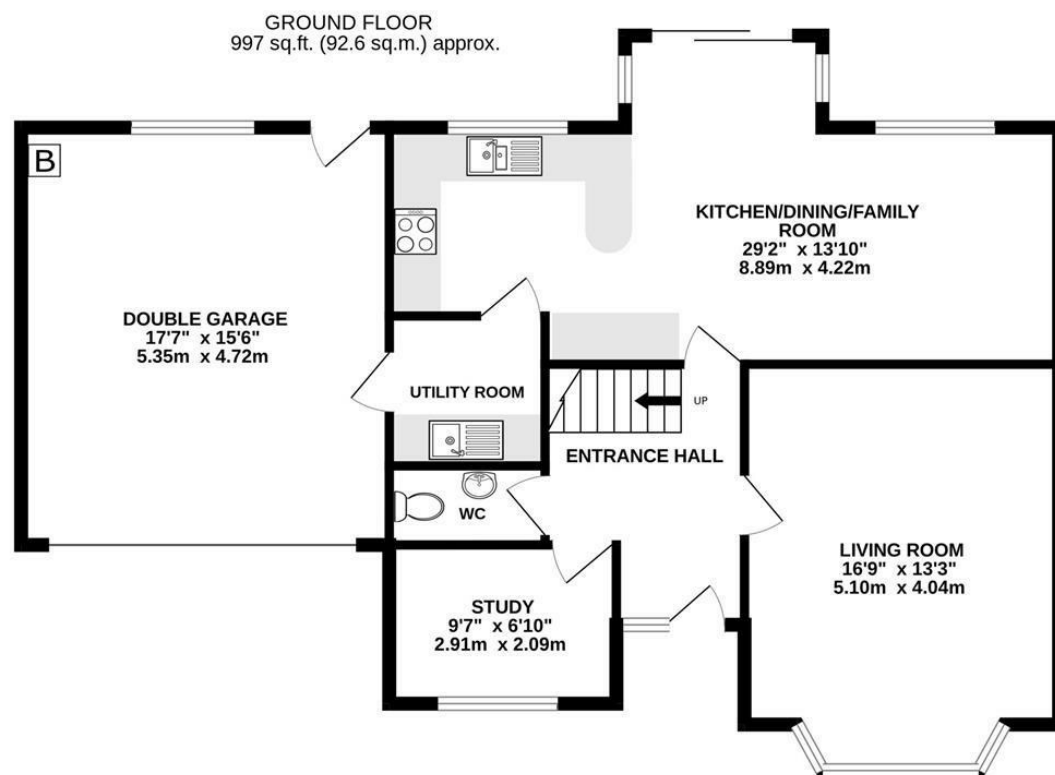
Heating: Gas central heating

Broadband speed: Standard 10 Mbps, Superfast 66 Mbps

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

Please note, there is a tree in the neighbouring garden which isn't in the property's boundary but overhangs the garden. This tree is subject to a Tree Preservation Order.





**TOTAL FLOOR AREA : 1693 sq.ft. (157.3 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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