



8 Forbes Close, Abbeymead GL4 5GE
£365,000



8 Forbes Close, Abbeymead GL4 5GE

• Cul de sac location • Detached family home • Downstairs WC, en suite to master bedroom and further shower room • Two reception rooms • Modern kitchen • Enclosed rear garden • Gas central heating and double glazing • Integral garage and parking • EPC rating D67 • Gloucester City Council; Tax band D - £2042.34 (2023/2024)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

£365,000

Entrance hall

Radiator, tiled flooring, doors to Living room and;

WC

Double glazed obscure window to front elevation, WC, vanity wash hand basin, tiled splash backs, heated towel rail.

Living room

Double glazed window to front elevation, radiator, door leading to inner hall, glazed doors to;

Dining room

Double glazed patio doors to rear elevation, tall radiator, door to;

Kitchen

Double glazed window and stable door to rear elevation, a range of matching wall and base units with laminate work surface over, inset one bowl sink, wine fridge, integrated four ring gas hob with cooker and extractor hood over and clear splash back. Further integrated appliances include, a fridge freezer, slimline dishwasher, and microwave. Kickboards with spotlights, radiator, tiled flooring, feature brick slips wall.

Inner hall

Stairs to first floor, radiator, tiled flooring, door leading to;

Integral garage

Roller door to front elevation, lighting, water connection with plumbing for washing machine and tumble drier, door leading to inner hall.

On the first floor

Landing

Double glazed window to side elevation, there is loft access which is boarded with an integrated ladder, airing cupboard housing the hot water tank.

Bedroom one

Double glazed window to front elevation, radiator, built in wardrobes, wood effect laminate flooring, door to;

Ensuite shower room

Double glazed obscure window to side elevation, shower cubicle, WC, vanity wash hand basin with mixer tap, tiled splash backs, heated towel rail, inset ceiling spot lights, extractor fans.

Bedroom two

Double glazed window to rear elevation, radiator, wood effect laminate flooring.

Bedroom three

Double-glazed window to rear elevation, tall radiator, unique reading nook.

Shower room

Double glazed obscure window to front elevation, walk-in shower cubicle with double shower head, WC, vanity wash hand basin with mixer tap, tiled splash backs, tiled flooring, heated towel rail, inset ceiling spot lights, extractor fan.

Outside

To the front of the property, there is a driveway providing off-road parking for two cars as well as a lawned area and a paved path leading to the front door and gated side access leading to the garden. To the rear of the property, there is an enclosed and low-maintenance rear garden that features a large paved patio seating area, a closed-off lawn area, and a gravelled area that provides further seating. There is also outside lighting, tap, and electric power point.

Location

The ever popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre offering various amenities including a Tesco's express, Morrisons superstore, various eateries, 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: Tax Band D

Local Authority and Rates: Gloucester City Council; £2042.34 (2023/2024)

Electricity supply: Mains

Water supply: Mains

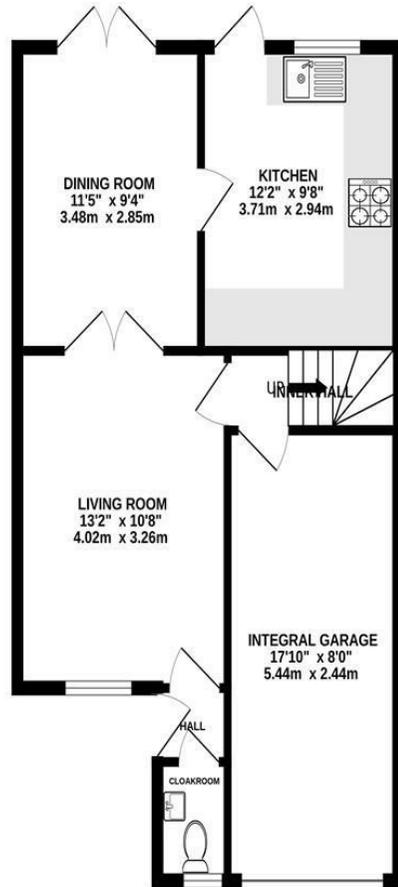
Sewerage: Mains

Heating: Gas central heating

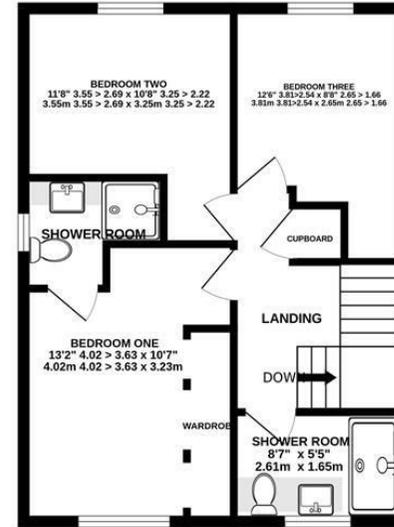
Broadband speed: Standard 10Mbps, Superfast 62Mbps, Ultrafast 1000Mbps

Mobile phone coverage: EE, Vodafone, and EE.





GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.

TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.
Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

