



Cox's Way, Abbeymead GL4 5LF
£245,000



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- End of terrace • Chain Free • Rear garden and off road parking • Cul de sac location • Gas central heating & Double glazing • Close to local amenities and bus routes • Perfect first time home or buy to let investment • Potential rental income £925 pcm • Tax Band B- £1588.49 (2023/2024) • EPC Rating C80

£245,000

Entrance Hall

Stairs to first floor, radiator, door to:

Living Room

Double glazed bay window with bespoke plantation shutters to front elevation, two radiators, understairs storage cupboard, opening to;

Kitchen

Double glazed window to rear and side elevation, a range of matching wall and base white high gloss units with wood effect laminate work surface over, inset one bowl composite sink, and mixer tap. integrated Neff oven and hob with extractor hood over, space and plumbing for washing machine and fridge freezer, wall mounted gas combination boiler, door leading to;

Dining room

Double glazed with French doors leading out into the garden, radiator.

Landing

Access to loft via hatch which is boarded, airing cupboard, double-glazed window to side elevation.

Bedroom One

Double-glazed window to elevation, radiator, fitted wardrobes.

Bedroom Two

Double-glazed window to elevation, radiator.

Shower Room

Double glazed obscure window to elevation, shower cubicle, wash hand basin, WC, radiator, tiled splash backs.

Outside

To the side of the property, there is tandem off-road parking for two cars along with gated side access to the rear garden. The rear garden is low maintenance and features a paved patio area and lawn with mature shrub boarders. There is also a useful wooden shed.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

The property further benefits from solar panels which are owned and not rented.

Local Authority- Gloucester City Council, Tax Band B- £1588.49 (2023/2024).



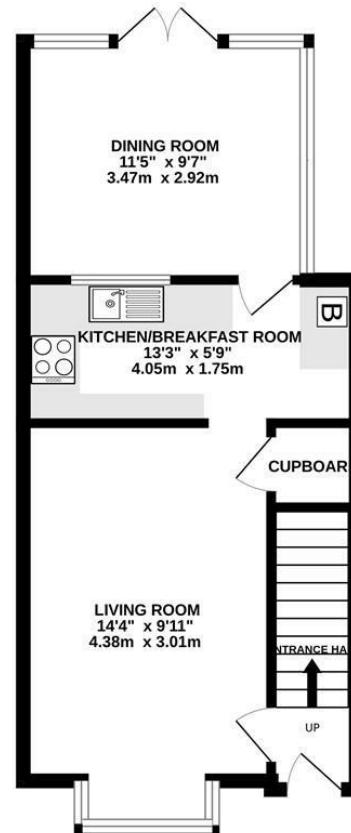
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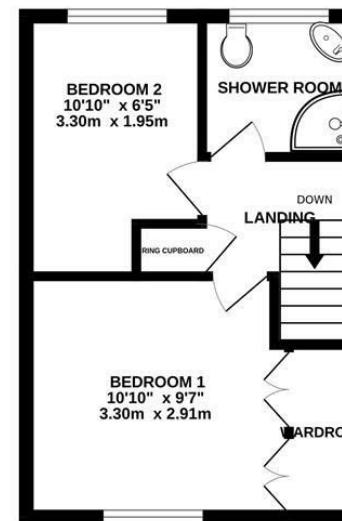
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GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.8 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 only. The floorplan is supplied for any error, omission or mis-statement. The plan is for identification purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(0-10) A	
(11-19) B	
(20-40) C	
(41-60) D	
(61-80) E	
(81-100) F	
(101-120) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

