



**28 Forbes Close, Abbeymead GL4 5GE**  
**£230,000**



## 28 Forbes Close, Abbeymead GL4 5GE



- No onward Chain
- Two bedroom mid-terrace property
- Off road parking and garage
- Generously sized rear garden
- Ideal first time buy or investment property
- Within walking distance to local amenities
- Popular location
- Shower room to master bedroom
- EPC D67
- Tax Band B - Gloucester City Council - £1741.26 per annum (2025/2026)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£230,000**

**01452 941950**

**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

### Hallway

Stepping into the property, the hallway provides access to the living room and stairs to the first floor.

### Living Room

The living room is a generous size and benefits from a window to the front aspect and an understairs storage cupboard.

### Kitchen/Dining Room

Ample storage in a range of floor and eye-level units, accompanied by integrated appliances to include an electric oven with four-ring gas hob and extractor over. Additional space for fridge freezer and plumbing for a washing machine. French doors lead to the outside patio.

### Landing

Provides access to two bedrooms, a bathroom, and an airing cupboard.

### Master Bedroom

Double bedroom with window to front aspect. The bedroom benefits from having a shower enclosure and vanity unit.

### Second Bedroom

Bedroom with window to the rear aspect overlooking the back garden.

### Bathroom

Tiled bathroom suite comprising WC, wash hand basin, and bath with shower over. Frosted window to the rear aspect.

### Outside

To the front, the property has a driveway providing off-road parking. Accessed via the side gate, the back garden is a great size and features a combination of patio and lawned areas.

### Garage

17'1" x 8'5" (5.22 x 2.57)

Roller shutter door providing vehicular access.

### 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, including 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 B

Local authority and rates: Gloucester City Council- £1741.26 per annum (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

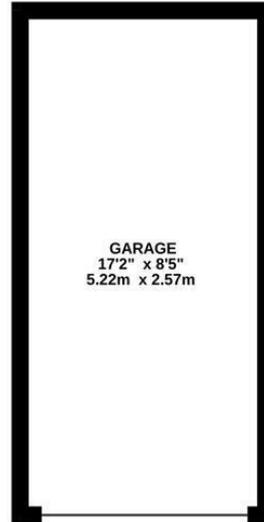
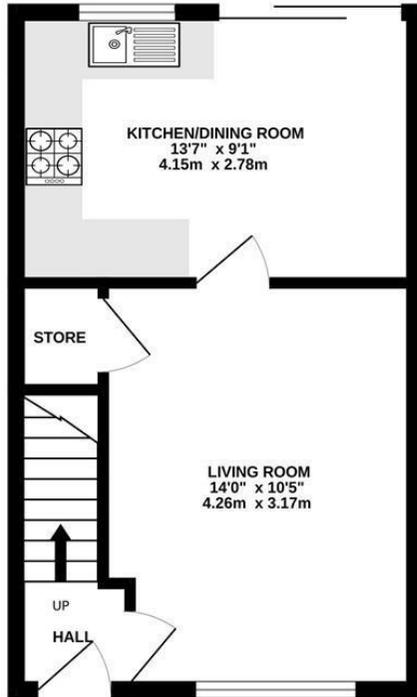
Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

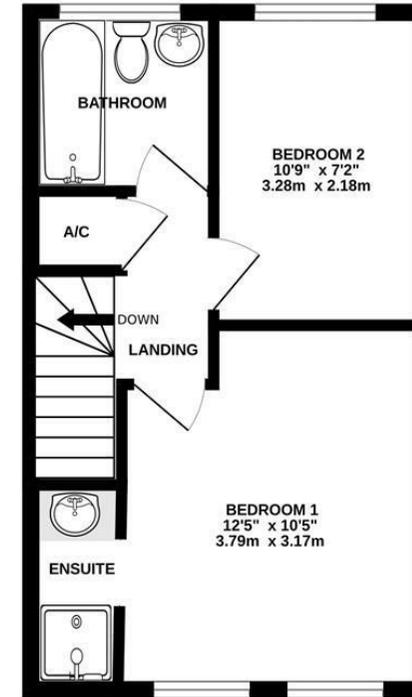
Mobile phone coverage: Vodafone (Likely), O2 (Likely), and EE (Likely), Three (Likely)



GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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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.

