



**22 Thomas Stock Gardens, Abbeymead GL4 5GH**  
**Offers In Excess Of £387,000**



# 22 Thomas Stock Gardens, Abbeymead GL4 5GH

• Chain Free • Cul de sac location • Downstairs WC, en suite to master bedroom and bathroom • Modern kitchen • Enclosed rear garden • Integral garage and parking • Gas central heating and double glazing • Conservatory • EPC rating C69 • Gloucester City Council; Tax band D - £2138.06 (2024/2025)



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## Offers In Excess Of £387,000

### Entrance Hall

UPVC front door, radiator, stairs to the first floor. Door to living room and;

### Cloakroom

Double-glazed obscure window to front elevation, WC, wash hand basin, tiled splashback, radiator.

### Living Room

Double-glazed window to front elevation, radiator, feature fireplace with electric coal effect fire, door to kitchen and opening to;

### Dining Room

Radiator, french doors to;

### Conservatory

Tiled flooring, double glazed throughout, French doors to garden, ceiling fan.

### Kitchen

A range of matching base and wall units with laminate worksurfaces over. Inset stainless steel one-and-a-half bowl sink with mixer tap. Integrated dishwasher, space for freestanding electric oven, and fridge/freezer. Utility area with space for washing machine and tumble dryer with worktop over. Double glazed door and two windows garden. Under stairs storage cupboard. Door to:-

### Integral Garage

Up and over door to front elevation, power and light, base and wall units with work surface over.

### First Floor Landing

Doors to all bedrooms and bathroom, loft access via hatch (gas boiler in the loft) radiator, two storage cupboards.

### Bedroom One

Built-in double wardrobe, radiator, window to front elevation, door to;

### En-Suite Shower Room

Shower cubicle, wash hand basin, WC, tiled walls, obscured window to the rear, extractor fan, and radiator.

### Bedroom Two

Window to rear elevation, radiator.

### Bedroom Three

Window to front elevation, radiator.

### Bedroom Four

Window to front elevation, radiator.

### Bathroom

Panelled bath, tiled walls, WC, wash hand basin, obscured window to rear, radiator and extractor fan

### Outside

To the front of the property is off-road parking for several vehicles on a Tarmac drive, an area of gravel with shrubs and trees. There is gated side access to the rear garden which is mainly laid to lawn with a paved patio area, mature trees and shrubs.

### 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; £2138.06 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

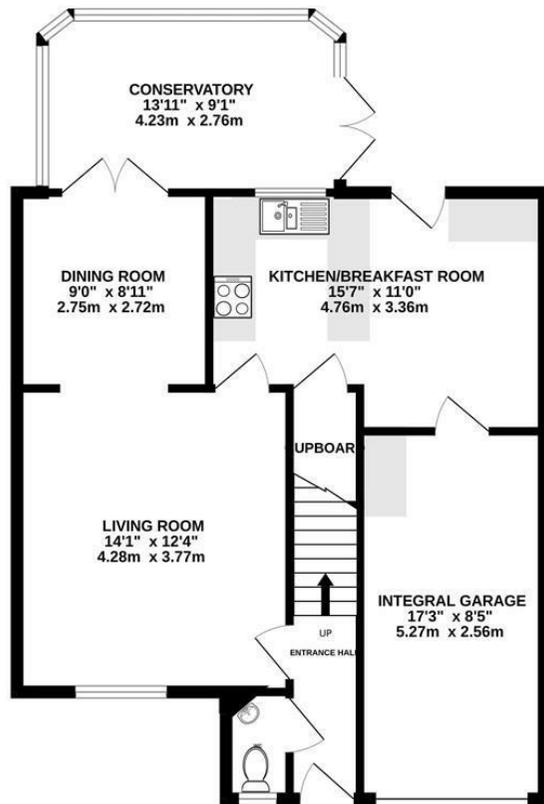
Heating: Gas central heating

Broadband speed: Standard 14Mbps, Superfast 70Mbps, Ultrafast 1000Mbps

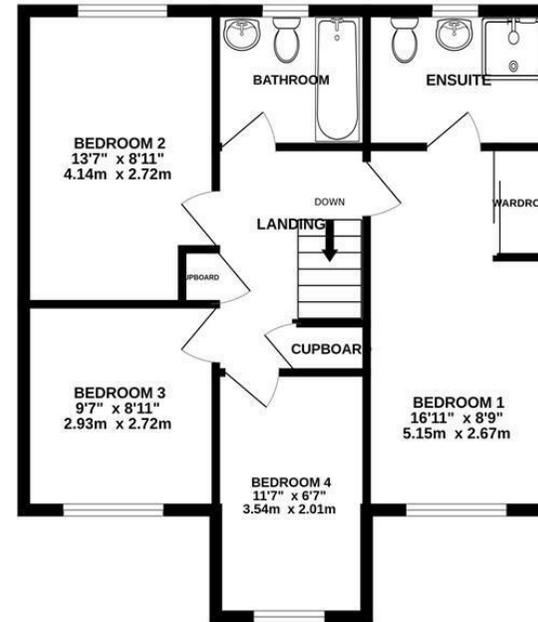
Mobile phone coverage: EE, Vodafone, and O2.



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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