



**11 Birdwood Close, Abbeymead GL4 5UF**  
**£285,000**





# 11 Birdwood Close, Abbeymead GL4 5UF



• Cul de sac location • Downstairs WC • Study/Playroom • Newly fitted bathroom • Newly fitted boiler • Sunny and private garden • Plantation shutters to all bedrooms • Off road parking and garden store • Gloucester City Council. Tax Band C - £1900.50 per annum (2024/25) • EPC Rating D66

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£285,000**

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**www.naylorpowell.com**

## Entrance Hall

Window to side, door to the living room, and door to:

## Cloakroom

WC, wash hand basin, radiator, window to front elevation.

## Living Room

Stairs to the first floor, window to front elevation, two radiators, opening to:

## Dining Area

Storage cupboard, radiator, patio doors to garden, door to study, opening to:

## Kitchen

A range of matching base and wall units with worksurface over, one bowl sink with mixer tap, five ring electric hob with electric oven under, extractor hood, space for washing machine and dishwasher, wall mounted boiler, radiator, window to rear elevation.

## Study/Playroom

Electric wall heater, part glazed door to garden, door to:

## Garden Store

Electric roller door to front elevation, consumer unit.

## Landing

Doors to all bedrooms and bathroom, airing cupboard, loft access via hatch which is part boarded with a ladder.

## Bedroom One

Built-in wardrobes, radiator, bay window to front elevation.

## Bedroom Two

Radiator, window to rear elevation.

## Bedroom Three

Radiator, window to rear elevation.

## Bathroom

Panelled bath with shower over, vanity unit with sink over, WC, heated towel rail. obscure window to front elevation.

## Outside

To the front of the property is a driveway providing off-road parking alongside an area of grass which could also be hard landscaped to provide further parking if required. There is the further benefit of outside lighting and an electric car charging point. The rear garden consists of a raised paved patio area perfect for al fresco dining with the added benefit of a sun awning. Steps lead down to an area of lawn with mature trees and shrubs planted to create privacy and interest.

## 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 to include the Gloucester bus routes to the nearly renovated City Centre station. The historic City Centre, including 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: C

Local authority and rates: Gloucester City Council - £1900.50 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

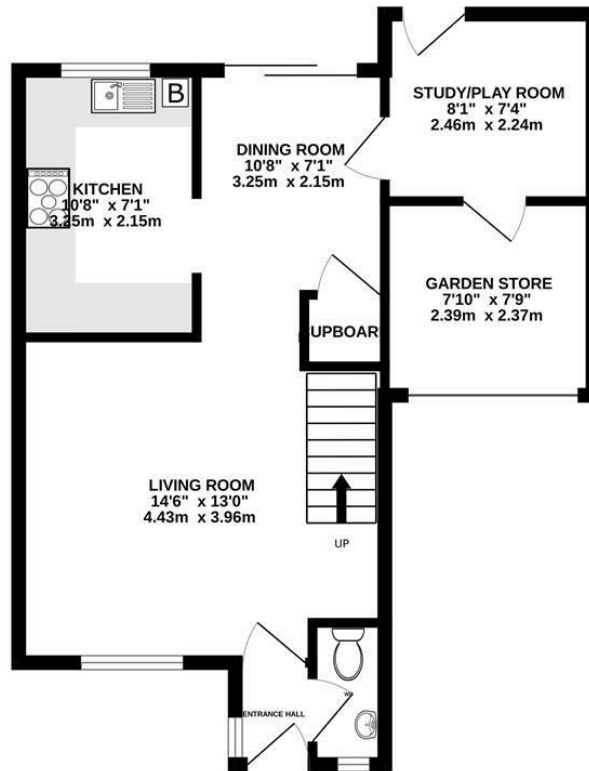
Agents note: Since the EPC was carried out a new boiler has been installed and the front and rear doors have also been replaced.

Broadband speed: Standard 7 Mbps, Superfast 70 Mbps and Ultrafast 1000 Mbps

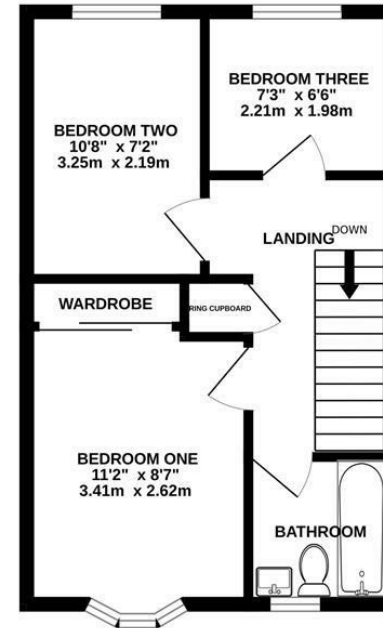
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited), and Three (Limited).



GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.

