



**Bishops Road, Gloucester GL4 5FP**

**£220,000**



## Bishops Road, Gloucester GL4 5FP

• Cul de sac location • Kitchen/breakfast room • Nicely presented throughout • Enclosed rear garden • Off road parking • Close to local amenities and transport links • Perfect first time buy or buy to let investment • Potential rental income of £925 PCM • Viewing highly advised • EPC rating C75

**£220,000**

### Living room/Dining room

Double glazed window to front elevation, radiator, understairs storage, stairs to first floor, door to;

### Kitchen/Breakfast room

Double glazed window to rear elevation, patio door leading you out into the garden, a range of matching wall and base units with laminate work surface over, inset one bowl ceramic sink and drainer unit, integrated electric oven and hob with extractor hood over, integrated dishwasher, space and plumbing for a washing machine, space for a freestanding fridge freezer, space for tumble dryer, wall mounted combi boiler, metro tiled splash backs, wooden effect laminate flooring.

### Landing

Doors to both bedrooms and bathroom. Access to loft via hatch which is part boarded with an integrated ladder.

### Bedroom One

A good size double bedroom, double glazed window to front elevation, radiator.

### Bedroom Two

Double glazed window to the rear elevation, radiator.

### Bathroom

Fully tiled splash backs, bath with shower over, WC, pedestal hand wash basin.

### Outside

To the front of the property, you have a pathway leading

you to the front door and a lawn area. Under the coach house as you drive through, there is off road parking for two cars for the property. To the rear of the property, there is a private garden with a patio area as you walk out and decking at the end of the garden, with a lawn area in between. There is also gated side access leading you to the parking area.

### 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 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.

### Tenure, Services and Local Authority

Freehold.

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

Gloucester City Council; Tax Band B- £1588.49 (2023/2024).

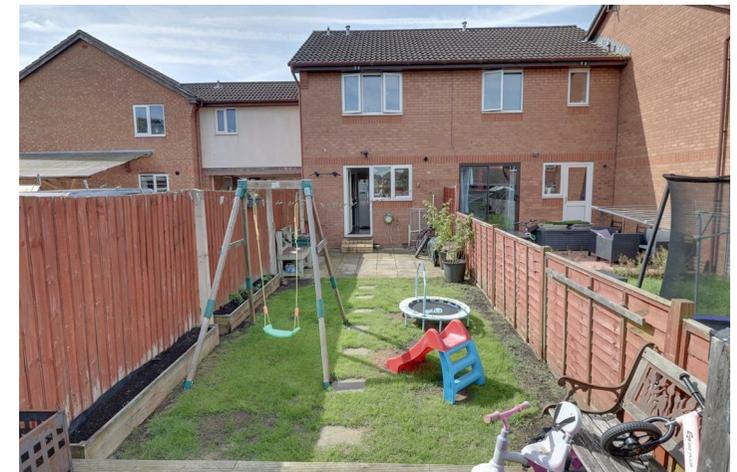


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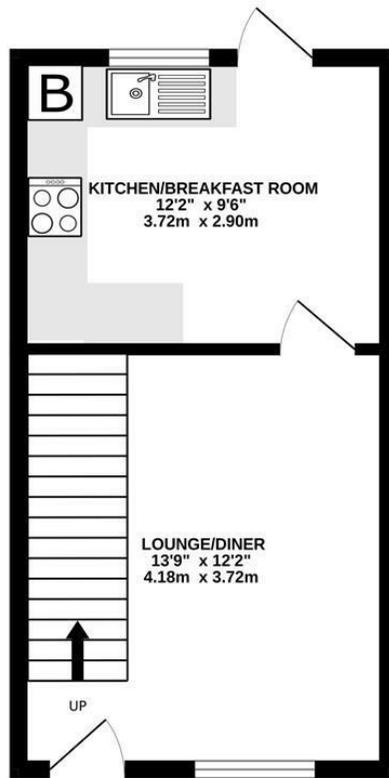
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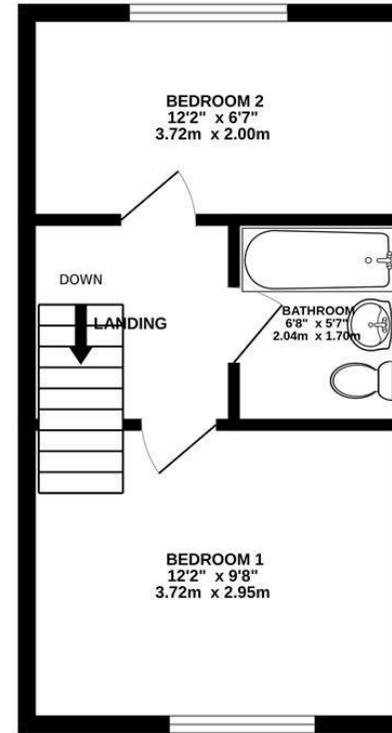
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**GROUND FLOOR**  
283 sq.ft. (26.3 sq.m.) approx.



**1ST FLOOR**  
288 sq.ft. (26.8 sq.m.) approx.



**TOTAL FLOOR AREA : 571 sq.ft. (53.0 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.

