



168 Curlew Road, Gloucester GL4 4TE
Offers Over £240,000

• Popular location close to local amenities and bus routes • Light and airy throughout • Modern kitchen • Boiler less than one year old • Enclosed rear garden • Garage with an off road parking space • Double glazing and gas central heating • Potential rental income TBC pcm • EPC rating C72 • Local Authority- Gloucester City Council; Tax Band B- £1588.49 (2023/2024).

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Entrance hall

Double glazed obscure window to front elevation, uPVC door to front elevation, radiator, stairs to first floor, understairs storage cupboard, storage cupboard, vinyl flooring, doors to kitchen and ;

Living room/dining room

Double-glazed window to front elevation, double-glazed French doors to rear elevation, two radiators, laminate flooring.

Kitchen

Recently refitted in the past twelve months with window to rear elevation, a range of matching modern wall and base units with laminate work surface over, inset one bowl sink and mixer taps, integrated appliances to include electric hob with extractor hood over, oven, microwave, fridge freezer, dishwasher and space and plumbing for washing machine, tiled splash backs, vinyl flooring, inset ceiling spotlights, door to;

Rear porch

Double-glazed door to side elevation and double-glazed window to rear elevation.

Landing

Airing cupboard housing the comb boiler (replaced in the past twelve months), access to loft via a hatch which is insulated, boarded, and has a light and an integrated loft ladder.

Bedroom one

Double-glazed window to front elevation, radiator.

Bedroom two

Double-glazed window to rear elevation, radiator, and double wardrobe with mirrored sliding doors.

Bedroom three

Double-glazed window to front elevation, radiator.

Bathroom

Double-glazed obscure window to rear elevation, bath with shower over, wash hand basin, tiled splash backs, heated towel rail, and laminate flooring.

WC

Double-glazed obscure window to rear elevation, WC, laminate flooring.

Outside

The front of the property is enclosed with picket fencing and has a gravelled area with a path leading to the front door. To the rear of the property, there is an enclosed and low-maintenance rear garden which is laid to lawn and has a patio area. There is rear access to the garage and gated access to the drive which has off-road parking for one car.

Location

The ever-popular suburb of Abbeydale is situated on the outskirts of Gloucester City Centre offering various amenities including a Morrisons supermarket, 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.

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).



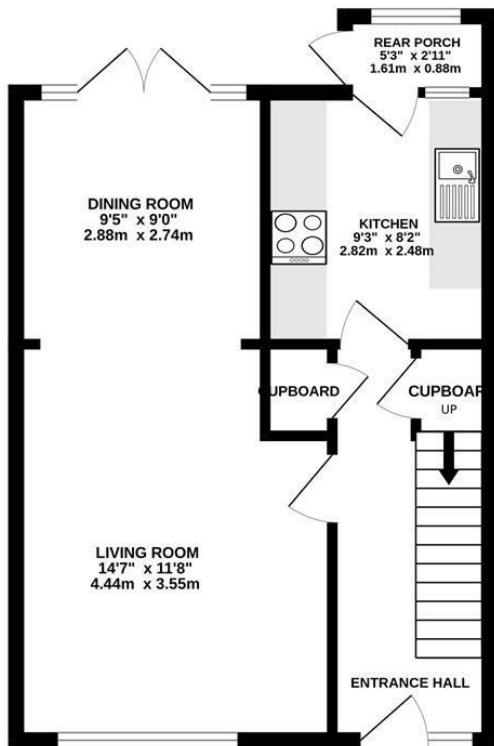
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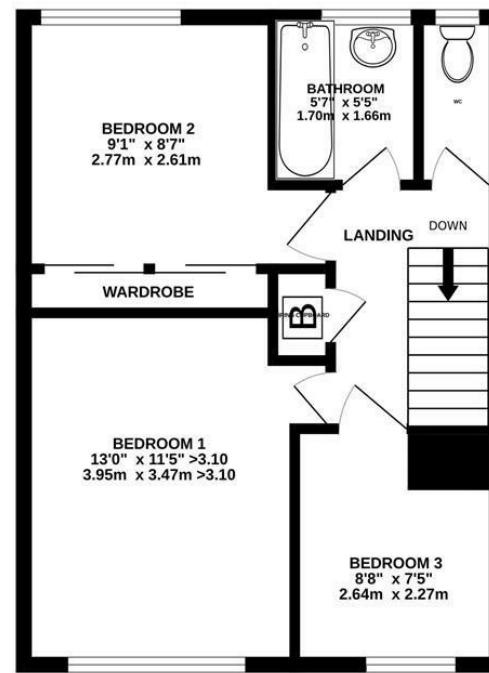
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GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 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 operation 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.

