



**15 Cheyney Close, Gloucester GL4 4PS**  
**£285,000**



## 15 Cheyney Close, Gloucester GL4 4PS

• Versatile living accommodation throughout • Three bedroom semi-detached family home • Ample off road parking and garage • Private and enclosed rear garden • Popular location • Well presented throughout • EPC C72 • Tax Band B - Gloucester Council - £1,741.26 per annum (2025/26)



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### Porch

Stepping inside, the porch offers a space for coats, shoes and such like.

### Living Dining Room

Stretching the depth of the home, this room provides a generous space which benefits from ample natural light. Window to the front aspect and sliding door leading to the conservatory. Storage cupboard and stairs to the first floor.

### Conservatory

Versatile space overlooking the back garden. French doors to outside patio.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by space for appliances and extractor. Door to outside.

### Landing

Provides access to three bedrooms and family bathroom. Window to side aspect.

### Master Bedroom

Double bedroom with window to rear aspect overlooking the back garden.

### Second Bedroom

Double bedroom with window to the front aspect.

### Third Bedroom

Double bedroom with window to the rear aspect.

### Bathroom

Stylish tiled bathroom comprising WC, wash hand basin and bath with shower over. Frosted window to front aspect.

### Garage

Power and lighting. Up and over door granting vehicular access. Internal door to the porch.

### Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles. Accessed via the side gate, the garden is a great size and has been well cared for by the current owners offering a combination of patio and lawned areas.

### Location

Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, bus links alongside being a short distance from the historic Gloucester Docks and Gloucester Quays providing various restaurants, bars and twelve screen cinema.

### Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Gloucester Council - £1,741.26 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 18 Mbps and Superfast 73 Mbps and Ultrafast 1000 Mbps

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



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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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