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**26 Palmer Avenue, Abbeymead, GL4 5BH**

**£385,000**

Are you searching for a FOUR bedroom DETACHED home in ABBEYMEAD?

This is a very well presented family home. Benefits include ENSUITE TO MASTER BEDROOM, downstairs WC, conservatory and SOUTH facing garden.

Located in the sought-after area of Abbeymead, this property offers easy access to local amenities.

## Entrance Hall

Lounge 14'5 x 12'0 (4.39m x 3.66m)

Kitchen/Dining Room 15'1 x 9'10 (4.60m x 3.00m)

Conservatory 15'1 x 9'0 (4.60m x 2.74m)

## Cloakroom

Garage 16'0 x 8'1 (4.88m x 2.46m)

Bedroom 1 16'5 x 8'1 (5.00m x 2.46m)

## Shower Room

Bedroom 2 12'10 x 9'2 (3.91m x 2.79m)

Bedroom 3 9'4 x 8'1 (2.84m x 2.46m)

Bedroom 4 6'11 x 5'8 (2.11m x 1.73m)

## Bathroom

## OUTSIDE

The front driveway has ample off road parking leading to the single garage and gated side access to the rear garden.

The SOUTH FACING garden is all enclosed, large patio with a pathway, small lawned area either side leading to the garden shed.

## Services

Mains drainage, gas central heating

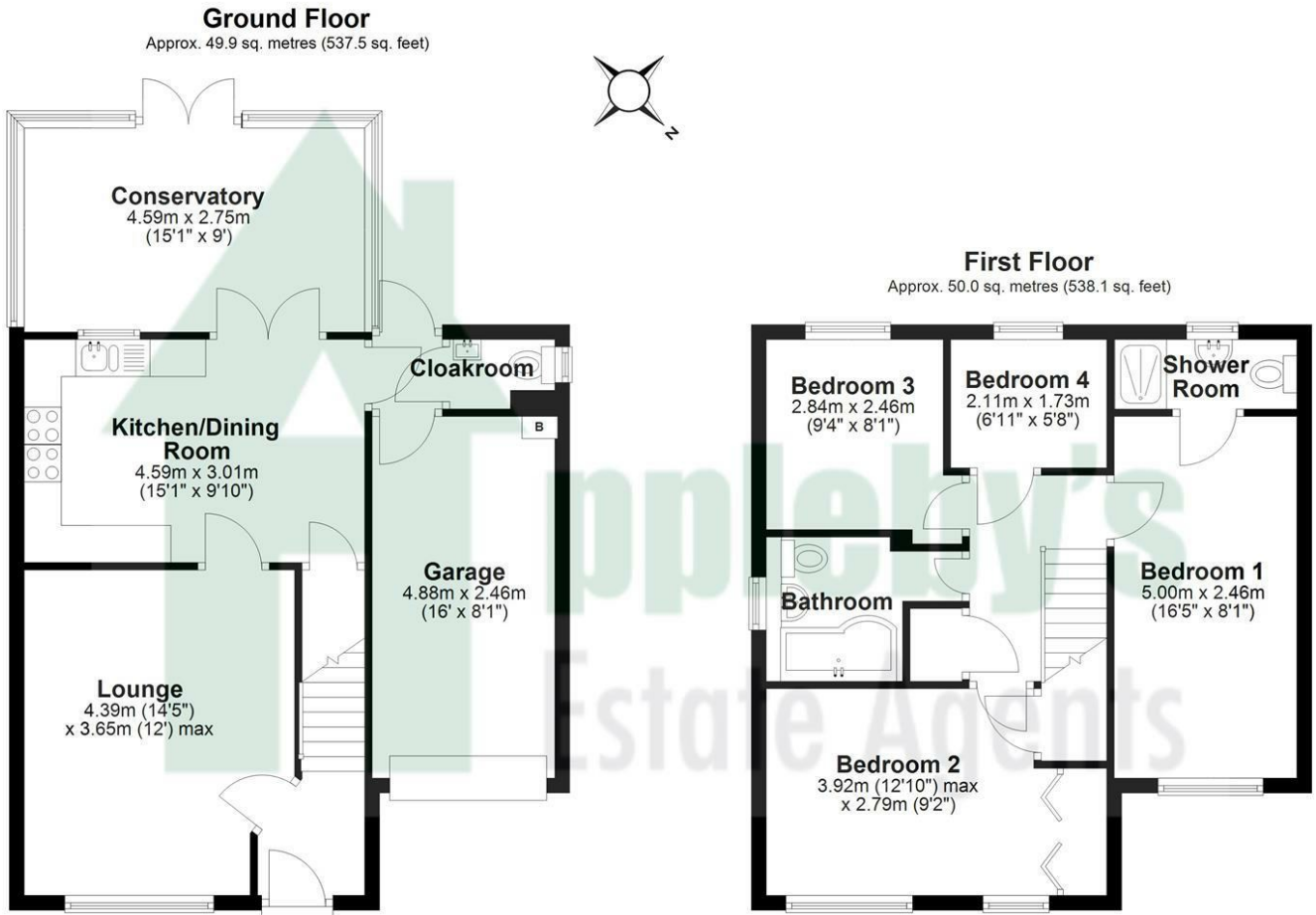
Solar Panels (owned) The panels benefit a feed in tariff of approx 0.74p Per KW per annum a return of up to £3000.00 has been received (approximate)

Gloucester City Council tax band C

## Tenure

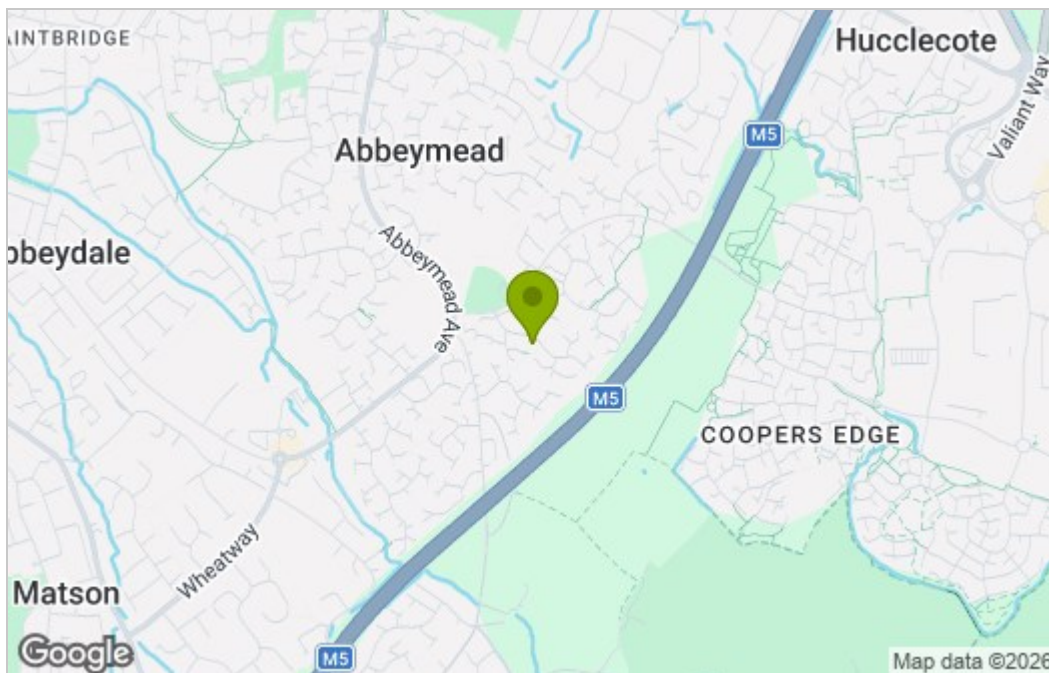
Freehold

# Floor Plan

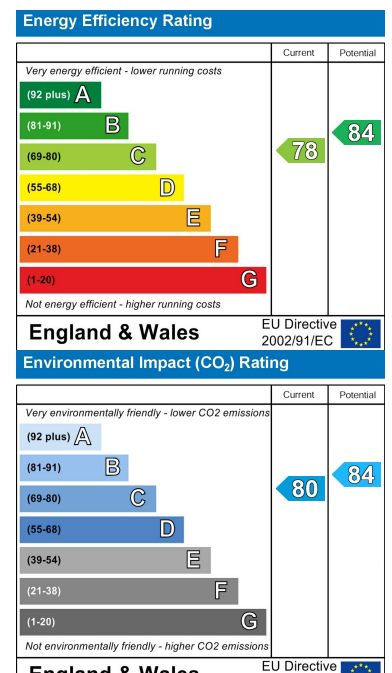


Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

# Area Map



# Energy Efficiency Graph



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