



**8 Bishops Road, Gloucester, GL4 5FP**

**Asking Price £230,000**

This immaculately presented two-bedroom terraced property is tucked away in a quiet cul-de-sac location within the popular area of Abbeymead. The home offers well-proportioned and thoughtfully presented accommodation throughout, including a bright and welcoming living space, a modern fitted kitchen, and two generously sized bedrooms.

A particular highlight of the property is the south-facing rear garden, ideal for enjoying sunlight throughout the day, along with rear gated access providing added convenience. The home further benefits from three allocated parking spaces, a rare and highly desirable feature.

Presented in excellent condition and ready to move into, this property would be perfectly suited to first-time buyers, professionals, or investors. Conveniently located close to local amenities, schools, and transport links, this is a fantastic opportunity in a sought-after location. Early viewing is highly recommended.

- Two Bedrooms
- Immaculately Presented
- Rear Gated Access
- Three Parking Spaces
- Cul-De-Sac Location
- South Facing Garden


Approx Gross Internal Area  
53 sq m / 570 sq ft



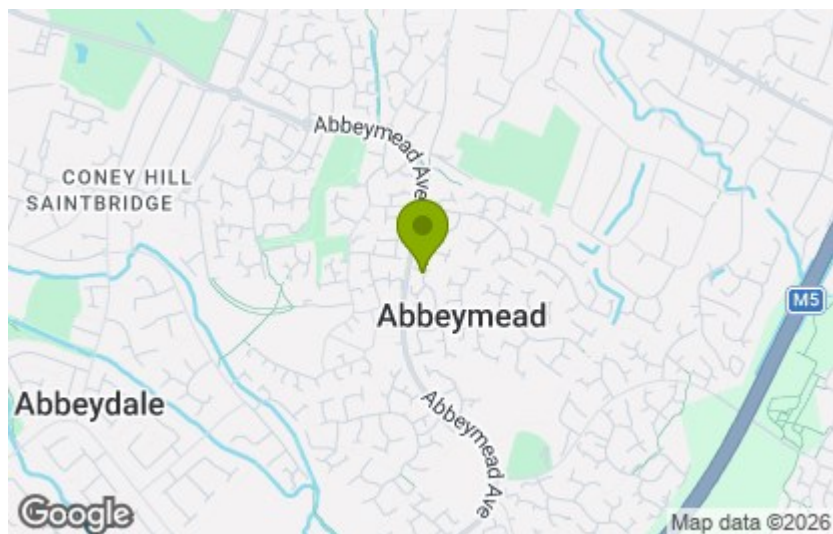
Ground Floor  
Approx 27 sq m / 288 sq ft

First Floor  
Approx 26 sq m / 283 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) <b>A</b>                          |         | 90  |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 73      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         | 73  |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A   |         |                            |
| (81-91) B   |         |                            |
| (69-80) C   |         |                            |
| (55-68) D   |         |                            |
| (39-54) E   |         |                            |
| (21-38) F   |         |                            |
| (1-20) G  |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.