

5 Chestnut Road, Abbeymead GL4 4XZ

£254,500

naylor powell

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• Chain free • Offroad parking • Kitchen/dining room • Generous rear garden • Well presented throughout • Close to local amenities and bus routes • Popular location • Double glazing and gas central heating • EPC C74 • Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/27)

£254,500

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accomadation

Upon entering the property, the entrance hall provides a useful space for coats and shoes before leading into the living room. The living room features a window to the front aspect, creating a bright and airy space. The kitchen/dining room is well suited to modern family living and entertaining, with French doors opening directly onto the rear garden. The kitchen is fitted with matching wall and base units, worktop space, a brekafast bar, a stainless steel one-bowl sink with drainer, a four-ring electric cooker and space for an under-counter fridge and washing machine. Upstairs, the property comprises three bedrooms and the family bathroom. The second and third bedrooms are both positioned at the front of the property, while the master bedroom benefits from a built-in wardrobe. The family bathroom comprises a WC, wash hand basin and bath with shower over.

Outside

At the front of the property is a low-maintenance lawn area, with a pathway leading to the front door. To the rear is a sizeable garden mainly laid to lawn, with a patio seating area providing an ideal space for outdoor entertaining and relaxation. The property also benefits from allocated off-road parking for two cars.

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 nearly 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.

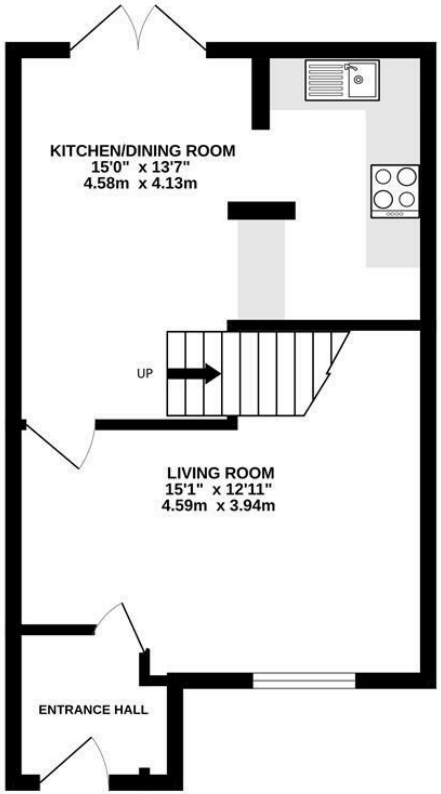
Material Information

Tenure: Freehold.
Council Tax band: C
Local authority and rates: Gloucester City Council - £2,087.26 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central
Broadband speed: Standard 14 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).

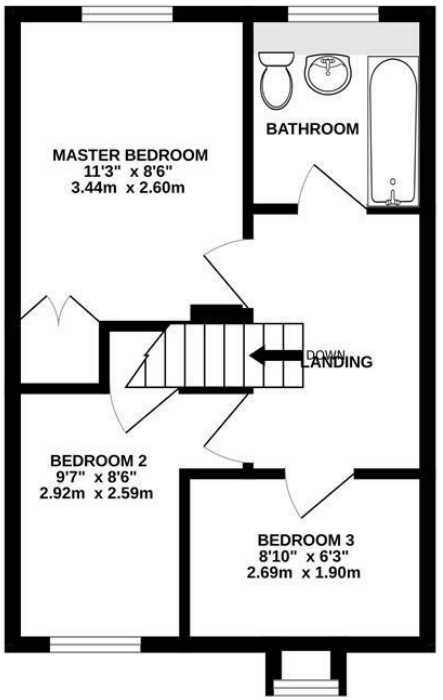




GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



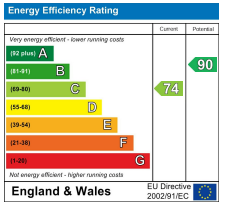
TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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