



# Farr & Farr

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**PRICE: £325,000**

**REF: H24228/SM**

**26 PRICES GROUND  
ABBEYMEAD  
GLOUCESTER  
GL4 4PD**



**A DETACHED THREE BEDROOMED FAMILY HOME IN  
POPULAR CUL-DE-SAC LOCATION  
NO ONWARD CHAIN**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

## **26 PRICES GROUND, ABBEYMEAD, GLOUCESTER, GL4 4PD**

The property offers three bedrooms with en-suite shower room to the master, family bathroom, living room, conservatory, modern and well appointed kitchen / dining room, and downstairs cloakroom. Other benefits include double glazing throughout, gas central heating, off road parking and garage currently used as a utility room.

Prices Ground is a lovely residential cul-de-sac in Abbeymead with close proximity to all of its many local amenities and provides easy access to Cheltenham, Gloucester and the Cotswolds. A good range of well respected schools are within easy reach.

**3 GOOD BEDROOMS (EN-SUITE TO MASTER); FAMILY BATHROOM.  
LOUNGE; KITCHEN/ DINING ROOM; CONSERVATORY; DOWNSTAIRS  
CLOAKROOM; INTEGRAL GARAGE (CURRENTLY USED AS A  
UTILITY); DRIVEWAY; DOUBLE GLAZING.  
GAS CENTRAL HEATING; PRIVATE REAR GARDEN**

### **ENTRANCE HALL :**

Oak effect laminate flooring. Radiator. Stairs to first floor. Door to lounge.

### **LOUNGE : 11'11 x 17'0**

UPVC double glazed window to front. TV and telephone point. Feature fireplace with electric fire, marble hearth and surround. Two radiators. Oak effect laminate flooring.



**KITCHEN / DINING ROOM : 15'5 x 10'7**

UPVC double glazed window to rear. Door to conservatory. Range of modern wall, base and drawer units with worktop over. Pull out larder unit. Built in CDA double oven. Four ring ceramic hob. Composite sink unit with drainer and mixer tap. Integrated dishwasher. Integrated fridge freezer. Radiator. Space for table and chairs. Wall mounted Ideal gas central heating boiler concealed in cupboard.



**CONSERVATORY :**

UPVC conservatory with heating and power. Oak effect laminate floor. Door to rear garden.



**STAIRS TO FIRST FLOOR LANDING :**

Loft access with drop down ladder. Airing cupboard with hot water cylinder.

**MASTER BEDROOM : 9'9 x 14'1**

UPVC double glazed window to front. Built in double wardrobe. Fitted carpet. Radiator. Door to:



**EN-SUITE :**

UPVC double glazed window to front. Low level WC with concealed cistern. Pedestal wash hand basin. Walk in shower enclosure with mains powered shower. Wall mounted towel radiator.



**BEDROOM 2 : 9'10 x 9'2**

UPVC double glazed window to rear. Fitted carpet. Radiator.





**BEDROOM 3 : 6'6 x 10'11**

Double glazed windows to rear. Fitted carpet. Radiator.



**BATHROOM:**

UPVC frosted window to side. Low level WC. Pedestal wash hand basin. Radiator. Double width fully tiled shower cubicle with Triton shower.



**EXTERIOR:**

Lovely well maintained garden, a true feature of the property. Outside tap. Outside sockets. Shed. Summerhouse. Raised beds.





**NOTE:**  
All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Approx Total Area: 98.6 m<sup>2</sup> ... 1061 ft<sup>2</sup>

Drawn by: [www.gloucestershireagents.co.uk](http://www.gloucestershireagents.co.uk)  
 This plan is for your guidance only. Not shown to scale, unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, Gloucestershire Energy Solutions cannot accept any responsibility for any omissions or errors. Please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.