



22 James Grieve Road, Abbeymead – GL4 5GZ

Gloucester

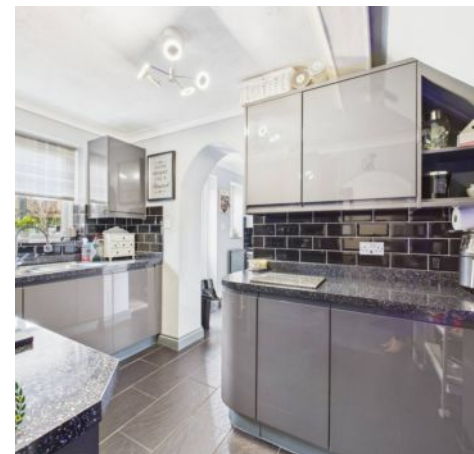
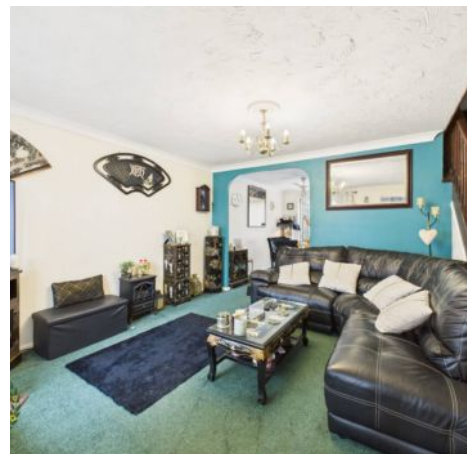
£375,000

22 James Grieve Road

Abbeymead, Gloucester

We are delighted to offer this fantastic detached family home, situated in the highly desirable and well-established area of Abbeymead. The property enjoys a prime location with excellent access to a wide range of local amenities, reputable schools, and convenient transport links, including the M5 motorway, ensuring effortless commuting to nearby towns and cities. Upon entering the property, you are greeted by a welcoming entrance hall, leading to a cloakroom for added convenience. The lounge provides a comfortable and inviting space, perfect for relaxing with family or hosting guests. Adjacent to the lounge is a formal dining room, offering an ideal setting for family meals or entertaining. The kitchen is fully equipped with an adjacent utility room that provides practical space for laundry and additional storage needs. The ground floor further benefits from a versatile storeroom or playroom, offering flexibility for a variety of uses, such as a home office, children's playroom, or extra storage space. Upstairs, the property boasts a master bedroom, complete with an ensuite bathroom. There are three additional bedrooms and family bathroom. Externally, the property offers a fully enclosed rear garden, providing an ideal outdoor space for family gatherings or relaxation. The garden is thoughtfully designed with a well-maintained lawn and a paved patio area, perfect for outdoor dining and entertaining. To the front of the property, there is off-road parking for two or more vehicles. Early viewings are highly recommended to fully appreciate the size, layout, and location of this lovely home. Call Our Abbeymead Branch to book viewing 01452 612020.

Council Tax band: TBD, Tenure: Freehold, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: C



Entrance Hall

Dimensions: 3' 7" x 2' 10" (1.09m x 0.86m).

Cloakroom

Dimensions: 6' 7" x 2' 8" (2.01m x 0.81m).

Lounge

Dimensions: 12' 8" x 14' 4" (3.86m x 4.37m).

Dining Room

Dimensions: 11' 3" x 7' 5" (3.43m x 2.26m).

Kitchen

Dimensions: 11' 4" x 6' 10" (3.45m x 2.08m).

Utility room

Dimensions: 4' 8" x 7' 10" (1.42m x 2.39m).

Storeroom/playroom

Dimensions: 12' 8" x 7' 10" (3.86m x 2.39m).

Bedroom One

Dimensions: 17' 10" x 8' 0" (5.43m x 2.44m).

Ensuite

Dimensions: 4' 4" x 7' 10" (1.32m x 2.39m).

Bathroom

Dimensions: 4' 4" x 7' 10" (1.32m x 2.39m).

Bedroom Two

Dimensions: 13' 0" x 7' 8" (3.96m x 2.34m).

Bedroom Three

Dimensions: 9' 0" x 7' 7" (2.74m x 2.31m).

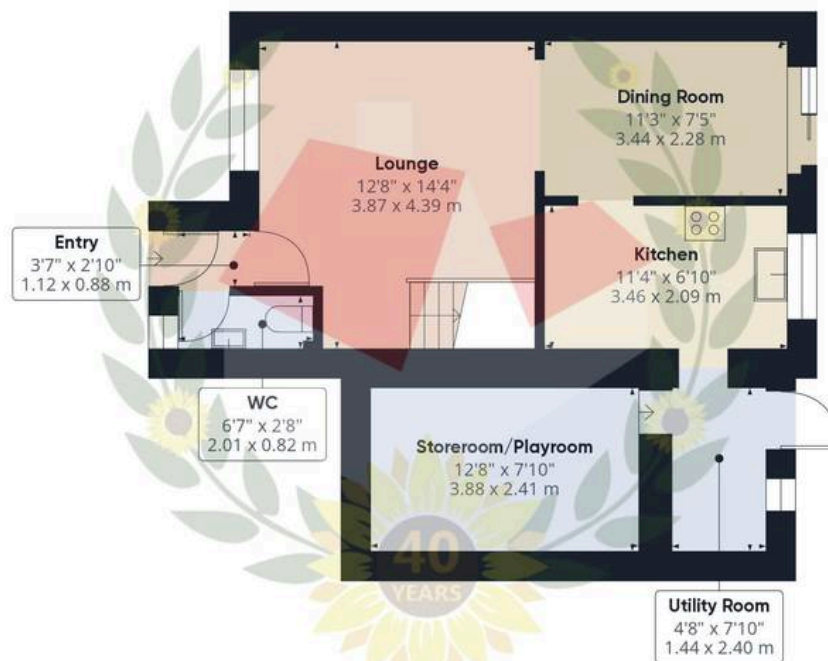
Bedroom Four

Dimensions: 6' 11" x 6' 7" (2.11m x 2.01m).

Additional Information

Utilities • Electricity – mains • Gas – mains • Water – mains •
Sewerage – mains • Broadband – fibre to cabinet





Ground Floor

Approximate total area⁽¹⁾

1013.21 ft²

94.13 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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