



14 Carwardine Field, Abbeymead - GL4 5TX

Gloucester

Guide Price £310,000

14 Carwardine Field

Abbeymead, Gloucester

NO ONWARD CHAIN THREE BEDROOM THREE STOREY TOWNHOUSE WITH DETACHED GARAGE AND OFF ROAD PARKING FOR TWO CARS.

The GROUND FLOOR comprises a KITCHEN, LOUNGE DINER with access to the rear garden, and a convenient CLOAKROOM.

On the FIRST FLOOR are TWO WELL PROPORTIONED BEDROOMS and a FAMILY BATHROOM, perfect for children, guests or a home office setup.

The SECOND FLOOR is dedicated to the IMPRESSIVE MAIN BEDROOM, benefiting from its own ENSUITE, creating a PRIVATE and RELAXING SPACE.

Externally, the property offers a REAR GARDEN, a DETACHED GARAGE and OFF ROAD PARKING FOR TWO CARS, adding to the practicality of this fantastic home

Situated in a popular residential area, the home is just a SHORT DISTANCE from local BUS ROUTES, SHOPS, a DOCTORS SURGERY, DENTISIT, PHARMACY and other everyday amenities. Families will appreciate being within close proximity to ABBEYMEAD PRIMARY SCHOOL,HERON PRIMARY SCHOOL and UPTON ST.LEONARDS PRIMARY SCHOOL

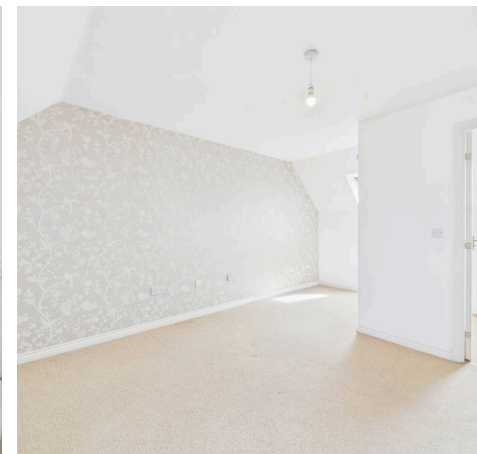
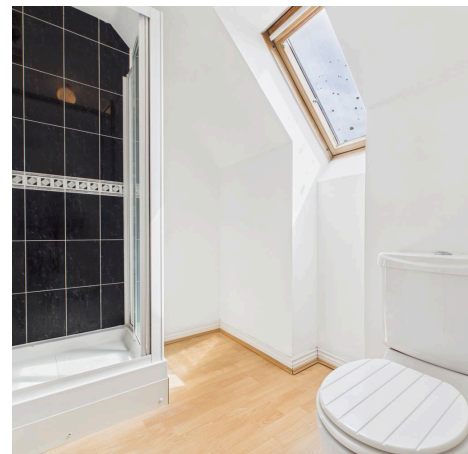
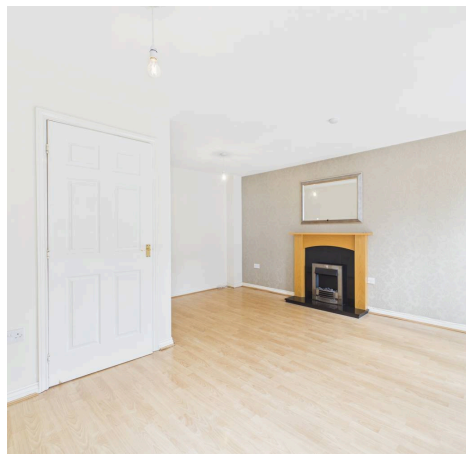
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- TOWNHOUSE
- THREE BEDROOMS



Entrance Hall

Downstairs Cloakroom

Kitchen

9' 9" x 8' 5" (2.97m x 2.57m)

Lounge/Diner

15' 3" x 15' 2" (4.65m x 4.62m)

First Floor Landing

Bedroom 3

9' 11" x 8' 7" (3.02m x 2.62m)

Bedroom 2

15' 1" x 8' 2" (4.60m x 2.49m)

Bathroom

8' 6" x 3' 4" (2.59m x 1.02m)

Second Floor Landing

Bedroom 1

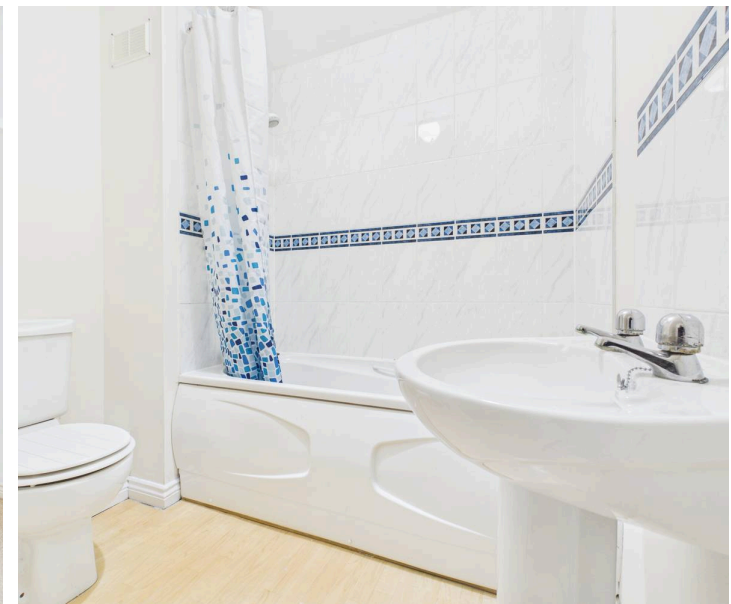
17' 3" x 11' 4" (5.26m x 3.45m)

En-Suite

9' 5" x 5' 5" (2.87m x 1.65m)

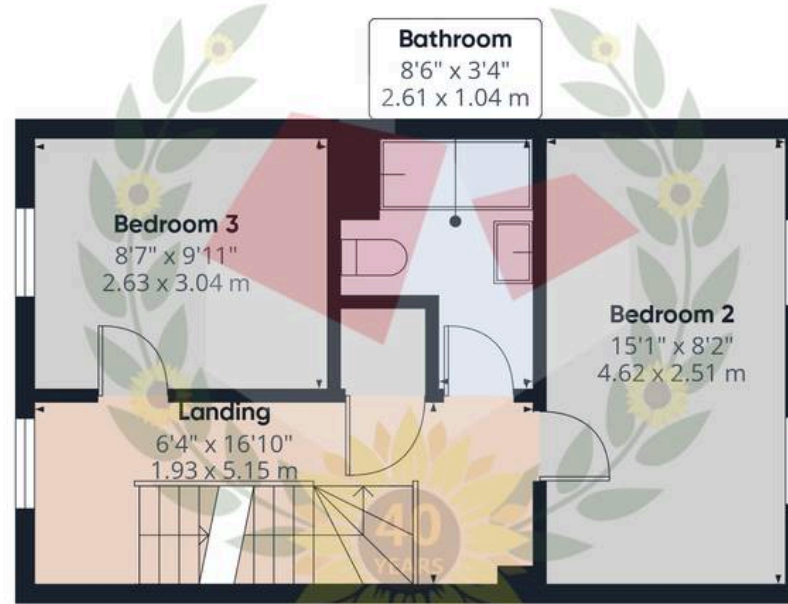
Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

955 ft²

88.6 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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