



 1 Angelica Way, Abbeymead – GL4 5WJ

Gloucester

£500,000

1 Angelica Way

Abbeymead, Gloucester

Council Tax band: E

Tenure: Freehold

- CORNER PLOT
- 3 RECEPTION ROOMS
- DOUBLE GARAGE
- NO ONWARD CHAIN
- RARELY AVAILABLE
- HIGHLY SOUGHT AFTER LOCATION
- ENSUITE
- EPC TBC COUNCIL TAX E



Hallway

Living Room

17' 7" x 11' 10" (5.36m x 3.61m)

Conservatory

11' 2" x 10' 10" (3.40m x 3.30m)

Cloakroom

7' 0" x 2' 8" (2.13m x 0.81m)

Study

9' 2" x 7' 1" (2.79m x 2.16m)

Utility Room

6' 2" x 6' 0" (1.88m x 1.83m)

Kitchen

11' 2" x 9' 8" (3.40m x 2.95m)

Dining Room

10' 5" x 10' 0" (3.18m x 3.05m)

Landing

Bedroom 1

13' 5" x 10' 9" (4.09m x 3.28m)

Ensuite

7' 11" x 6' 6" (2.41m x 1.98m)

Bathroom

8' 0" x 6' 5" (2.44m x 1.96m)

Bedroom 3

10' 3" x 8' 6" (3.12m x 2.59m)

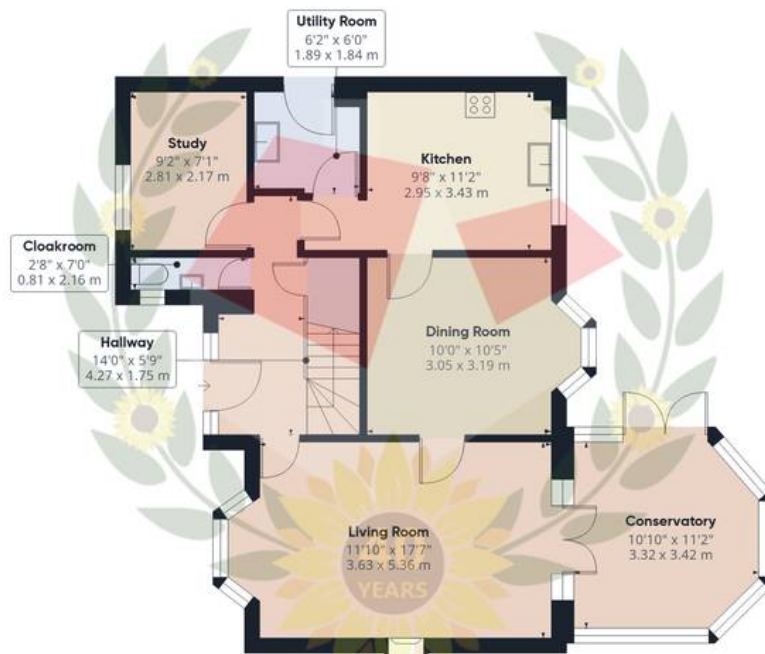
Bedroom 4

9' 0" x 6' 7" (2.74m x 2.01m)

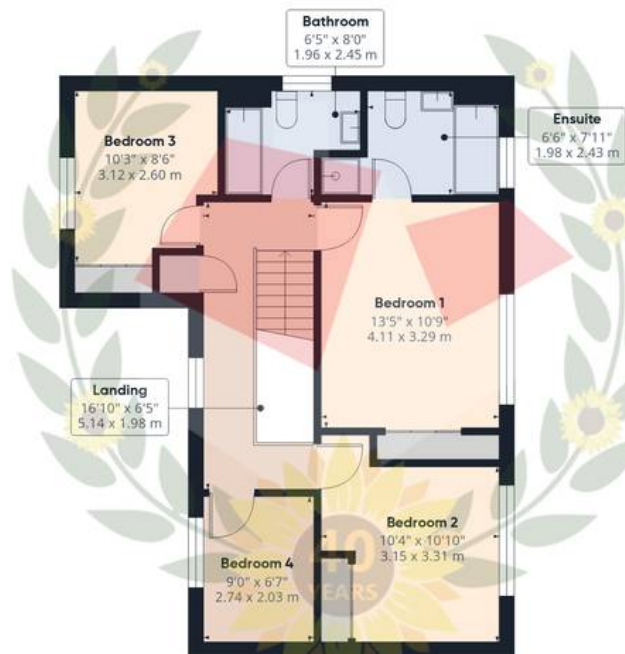
Bedroom 2

10' 10" x 10' 4" (3.30m x 3.15m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1392 ft²

129.3 m²

(1) Excluding balconies and terraces

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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