



## 21 Kingscote Drive

Abbeymead, Gloucester, GL4 4XT

**£230,000**



Murdock & Wasley Estate Agents are delighted to offer to the open market this well-presented two-bedroom terraced home, ideally located in a popular area close to local amenities, reputable schools and excellent transport links.

Offered with no onward chain, the property boasts well-proportioned accommodation, an enclosed low-maintenance rear garden, and the added benefit of allocated off-road parking for two vehicles.



### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring gas hob and extractor hood over, space for fridge/ freezer, washing machine and dining table. Partly tiled walls, tiled flooring, rear aspect upvc double glazed window and door to garden.

### Lounge

Tv point, telephone point, power points, radiator, stairs to first floor landing, under stairs storage cupboard, laminate flooring, front aspect upvc double glazed window.

### Landing

Access to loft space. Doors lead off:

### Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Heated towel rail, fully tiled walls, tiled flooring.

### Outside

To the side of the property is a tarmac driveway providing off road parking for two vehicles.

To the rear of the property is an enclosed, low-maintenance garden designed for ease of upkeep and outdoor enjoyment. The garden features an attractive flagstone patio, ideal for seating and entertaining, which leads onto a neatly gravelled area. Steps rise to a raised decked section, providing an additional versatile space suitable for outdoor dining or relaxing. The garden further benefits from the convenience of an outside tap.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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