



1 Saturn Close

Abbeymead, Gloucester, GL4 5UP

£325,000



We are delighted to welcome to the open market this attractively priced three double bedroom detached home, superbly positioned in a highly sought-after area of Abbeymead.

While the property would benefit from some general updating, it offers generous living space throughout, making it an excellent opportunity for first-time buyers or families looking to put their own stamp on a well-proportioned home.

This is a fantastic chance to secure a detached property in a prime location at great value. Early viewing is strongly recommended.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed window to side, radiator. Door to garage & lounge/diner

Lounge/Diner

Upvc double glazed windows to front & sliding doors to rear, television point, two radiators, power points, laminate flooring.

Kitchen

Upvc double glazed windows to rear, door to sider, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, wall mounted boiler, partly tiled walls, tiled flooring, power points.

Conservatory

Upvc double glazed doors to side, Upvc double glazed windows throughout, two velux windows.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

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			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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