



## 7 Kinmoor

Abbeydale, Gloucester, GL4 5XN

**Offers in excess of £270,000**



Murdock & Wasley Estate Agents are pleased to present this well proportioned three bedroom semi detached home, offered to the market with no onward chain. Located at the end of a quiet no through road, this property offers excellent potential for modernisation, making it a fantastic opportunity for buyers wishing to put their own stamp on a home.

The ground floor comprises of two generous reception rooms, kitchen and a cloakroom, with a further 3 bedrooms and family bathroom upstairs.

Externally, the property benefits from multiple off road parking spaces, a detached garage, and a low maintenance rear garden fully enclosed by wooden fencing.



**Entrance Hall**

Accessed via upvc frosted double glazed door, power points, radiator, stairs to first floor landing. Doors Lead off:

**Cloakroom**

Low level wc, wall mounted wash hand basin, radiator, front aspect frosted upvc double glazed window.

**Lounge**

Tv point, data point, power points, radiator, front aspect upvc double glazed window.

**Dining Room**

Power points, radiator, rear aspect upvc double glazed door to garden.

**Kitchen**

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for fridge, freezer and washing machine, partly tiled walls, radiator, wooden door to storage cupboard, side aspect frosted upvc double glazed door, rear aspect upvc double glazed window.

**Landing**

Power point, wooden door to airing cupboard, access to loft space, side aspect upvc double glazed window. Doors lead off:

**Bedroom One**

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

**Bedroom Two**

Power points, built in storage space, radiator, rear aspect upvc double glazed window.

**Bedroom Three**

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

**Bathroom**

Suite comprising panelled bath with mixer tap and shower attachment over, low level wc, pedestal wash hand basin, radiator, wall mounted storage cupboard, shaver point, rear aspect frosted upvc double glazed window.

**Outside**

To the front of the property is a lawned area alongside a paved driveway providing off road parking for two vehicles. A pathway provides convenient side access to the rear garden.

The rear of the property benefits from a garden that is mainly laid to lawn, and is fully enclosed by wooden fencing, providing a private outdoor area. A paved patio area presents an ideal space for entertaining and outdoor dining, leading to a detached garage offering ample additional storage.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity and drainage.

**Local Authority**

Gloucester City Council  
Council Tax Band: C

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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