



30 Youngs Orchard

Abbeymead, Gloucester, GL4 4RR

£300,000



Murdock and Wasley are proud to present this beautifully presented three-bedroom end-of-terrace home offering a superb blend of style, comfort, and practicality, deal for modern living. Positioned within a sought-after residential enclave.

The property welcomes you with a thoughtfully designed interior, featuring a contemporary fitted kitchen and well-proportioned living dining area, perfect for a central family hub. A convenient ground floor cloakroom adds to the home's functionality.

Externally, the property continues to impress, boasting off-road parking, a single garage, and a private, low-maintenance rear garden split into two separate areas, perfect for relaxing or entertaining with minimal upkeep.



Entrance Hall

Accessed via front door, power points, radiator, stairs leading to the first floor, doors leading to:

Kitchen

Floor, wall & base level units with roll edge work surfaces, sink unit with drainer and mixer tap over, electric oven with gas hob & hood, space for fridge/freezer & plumbing for washing machine, radiator, partly tiled walls, Upvc double glazed window with rear aspect.

Lounge Diner

TV points, power points, radiator, UPVC door leading to rear garden, UPVC double glazed windows with front aspect, electric fireplace, built in storage cupboard.

WC

Low level wc & pedestal wash hand basin, radiator., upvc frosted double glazed window with front aspect.

Bedroom One

Upvc double glazed windows to rear, radiator, TV point, power points, built in wardrobe.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, extractor fan, partly tiled walls. Frosted upvc double glazed window with front aspect.

Outside

To the rear of the property, there is a private, low-maintenance rear garden split into two separate areas, perfect for relaxing or entertaining with minimal upkeep. The first area is laid with decking and decorative stone, which carries through into a level lawn with seating area.

There is a wooden gate which allows access to the off road parking and garage.

Services

Mains gas, water, electricity and drainage.

Tenure

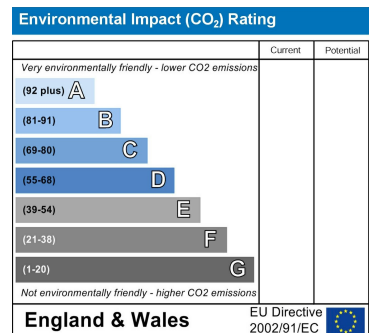
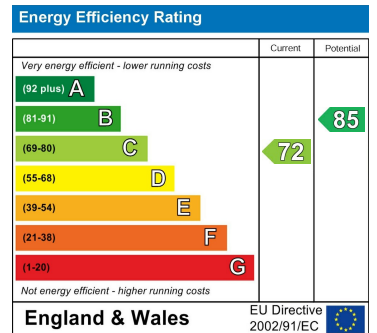
Freehold

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.



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