Murdock & Wasley
ESTATE AGENTS

27 Osprey Close

Abbeydale, Gloucester, GL4 4WJ

£395,000

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We are delighted to offer to the open market this well-presented and spacious detached family home, ideally situated within a quiet and highly popular cul-de-sac in Abbeydale.
Perfectly suited for growing families, the property offers generous living accommodation throughout, including two reception rooms, four well-proportioned bedrooms, and a generous rear garden.
Homes in this desirable location are always in strong demand, so early viewing is highly recommended.

Entrance Hallway
Approached via Upvc double glazed front door, laminate flooring, radiator, laminate wood flooring, stairs leading to first floor, doors to cloakroom, kitchen & lounge.

Cloakroom
Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, fuse panel, partly tiled walls.

Lounge
Upvc double glazed windows to front & sliding doors to rear, television point, two radiator, power points.

Kitchen
Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drainer, electric double oven with separate gas hob & hood, built in fridge/freezer & slimline dishwasher, radiator, partly tiled walls, power points.

Dining/Family Room
Upvc double glazed windows to front, radiator, power points.

Utility Room
Upvc double glazed door to rear & window to side, base level units with roll edge work tops, sink/drainer, plumbing & space for washing machine & tumble dryer, wall mounted boiler.

First Floor Landing
Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1
Upvc double glazed windows to rear, radiator, power points, door to:

En-Suite
Upvc frosted double glazed windows to front, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, recessed down lights, extractor fan.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 4
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, heated towel rail, recessed down lights, extractor fan.

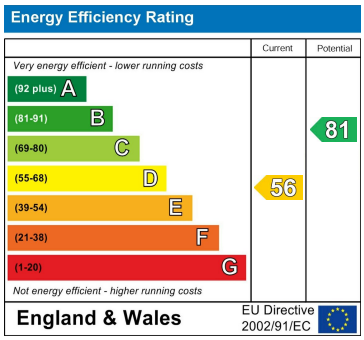
Rear Garden
An enclosed area which is partly paved, mainly laid to lawn, gated side access.

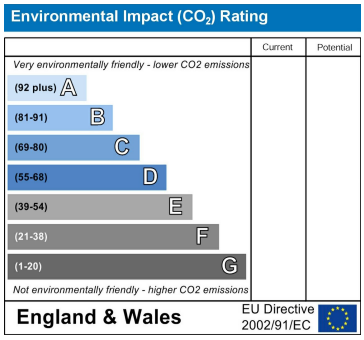
Tenure
Freehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

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

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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