



39 Jasmine Close

Abbeydale, Gloucester, GL4 5FJ

Offers in excess of £300,000



Murdock & Wasley Estate Agents are delighted to present this beautifully presented three-bedroom extended semi-detached home, ideally positioned within a highly sought-after cul-de-sac. Conveniently located close to excellent local amenities and well-regarded schools, this property is perfectly suited to modern family living.

The ground floor has been thoughtfully designed to provide a bright and spacious open-plan kitchen, lounge, and dining area, creating an ideal space for both everyday living and entertaining. To the first floor, the property offers three well-proportioned bedrooms, served by a family bathroom.

Externally, the home features a beautifully enclosed, tiered rear garden, offering an attractive and private setting ideal for relaxing or hosting guests. Further benefits include a private driveway providing generous off-road parking, along with a garage offering valuable storage space.



Entrance Hall

Accessed via upvc double glazed door, built in storage, door leads off:

Lounge

Television point, data point, power points, wall mounted radiator, stairs to first floor landing. Opening leads off:

Dining Area

Power points, wall mounted radiator, space for dining table, rear aspect upvc double glazed french door leading to garden.

Kitchen

Range of base and wall mounted units, laminate worktop, one and a half bowl sink unit with mixer tap over. Appliance points, power points, oven with four ring induction hob with extractor over, space for tall fridge/freezer and washing machine, partly tiled walls, laminate flooring, inset ceiling spotlights, rear aspect velux window, rear aspect upvc double glazed window.

Landing

Access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, rear access upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, custom built in wardrobes, front aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear access upvc double glazed window

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with taps and shower over, tiled walls, tiled flooring, door to over stairs storage, front aspect frosted upvc double glazed window.

Garage

Accessed via up and over door with power and lighting, personal door provides further side access.

Outside

To the front of the property a driveway laid to tarmac provides off road parking for up to four vehicles. A wooden gate provides side aspect. The property also benefits from an electric charging point.

To the rear of the property a tiered garden is partly laid to patio and partly laid to artificial grass which is enclosed by wooden fencing.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City 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) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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