



## 31 Stewarts Mill Lane

Abbeymead, Gloucester, GL4 5UL

**£299,950**

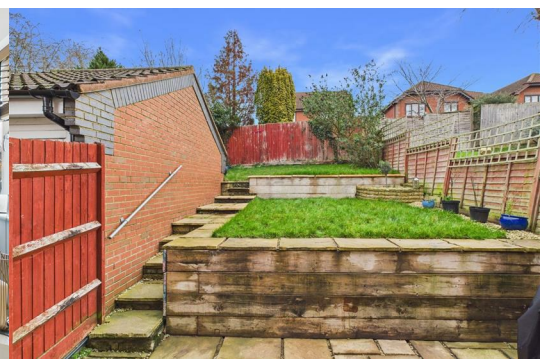


Tucked away at the end of a quiet cul-de-sac in the ever-popular area of Abbeymead, this beautifully presented three-bedroom semi-detached home is ideal for first-time buyers or growing families alike.

The accommodation begins with an entrance porch, with a convenient downstairs WC, leading through to a spacious lounge/dining area and a modern kitchen. From the dining area, French doors open onto a landscaped rear garden.

The recently replaced kitchen features a range of wall and base units with wooden worktops, an integrated oven and hob, and space for a washing machine, dishwasher, and fridge/freezer.

On the first floor, the landing provides access to all three bedrooms and a recently renovated family bathroom. The principal bedroom benefits from built-in wardrobes, while the bathroom comprises a WC, wash hand basin, and bath with shower over.





### Entrance Porch

Accessed via double glazed front door, doors leading to cloakroom & lounge/diner.

### Cloakroom

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

### Lounge/Diner

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, two radiators, power points, laminate flooring, stairs leading to first floor with under stairs storage cupboard, opening to:

### Kitchen

Upvc double glazed windows to rear, eye & base level units with wooden work tops, sink/drain, electric oven with induction hob & hood, space for appliances, partly tiled walls, laminate flooring, power points.

### First Floor Landing

Access to loft via hatch, airing cupboard, doors to all room.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

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

### Rear Garden

A tiered garden which is partly paved, with areas mainly laid to lawn, 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

