



6 Watson Grove

Abbeymead, Gloucester, GL4 5BL

Offers in excess of £230,000



Murdock & Wasley Estate Agents are pleased to welcome to the market this well-maintained two-bedroom terraced home, ideally suited for first-time buyers and those looking to get onto the property ladder in the ever-popular Abbeymead area.

The living accommodation comprises of: Entrance hallway, cloakroom, kitchen, lounge/diner, two double bedrooms & bathroom. Outside to the rear we have an enclosed garden with garage & parking to the side.



Entrance Hallway

Approached via composite double glazed front door, power points, doors to cloakroom & lounge/diner, archway to kitchen.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, part tiled walls, extractor fan.

Kitchen 8'1 x 6'6 (2.46m x 1.98m)

Upvc double glazed windows to front, eye & base level units with roll edge work surfaces, sink/drainer, cooker point, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler.

Lounge/Diner 14'10 x 12'6 (4.52m x 3.81m)

Upvc double glazed windows to rear & Upvc double glazed door to rear, television point, radiator, power points, laminate flooring, staircase to first floor.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1 12'6 x 9'6 (3.81m x 2.90m)

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

Bedroom 2 12'6 x 7'3 (3.81m x 2.21m)

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

Bathroom

White suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, part tiled walls.

Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated rear access leading to the garage.

Garage

Up & over door. Two tandem parking spaces directly in front.

Tenure

Freehold.

Services

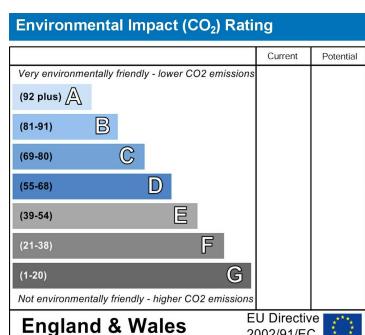
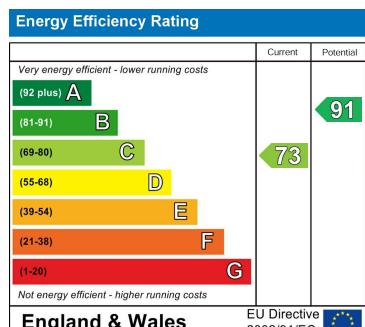
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



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 firms 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.

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