



## 29 Kennett Gardens

Abbeymead, Gloucester, GL4 5TZ

**£300,000**



MURDOCK & WASLEY ESTATE AGENTS welcome to the market this well presented three bedroom home located in a popular cul-de-sac in Abbeymead. The accommodation comprises of: Entrance hall, lounge, dining room, kitchen & conservatory. Upstairs are three bedrooms, en-suite & main bathroom.

Outside to the rear we have an enclosed garden which is maintenance free, with a GARAGE & DRIVEWAY also included.



**Entrance Hallway**

Approached via front door, radiator, power points, staircase to first floor, door to:

**Lounge 15'6 x 12'3 (4.72m x 3.73m)**

Upvc double glazed window to front aspect. Laid to laminate flooring. Wall mounted single radiator. Telephone point. Television point. Wall mounted gas fire. Coving. Door to dining room.

**Dining Room 15'0 x 9'4 (4.57m x 2.84m)**

Upvc double glazed window to side aspect. Laid to laminate flooring. Single wall mounted radiator. TV point. Coving. Doors to kitchen.

**Kitchen 14'2 x 9'8 (4.32m x 2.95m)**

Upvc double glazed window to rear aspect. Tiled flooring. Wall mounted double radiator. Range of eye level and base storage units. Roll edge worksurfaces. Black plastic one and a half bowl sink unit with mixer tap over. Space for cooker. Plumbing for washing machine. Part tiled walls. Telephone point. Television point. Further appliance space. Integrated flooring freezer. Coving. Gas boiler. Door to conservatory.

**Conservatory 15'0 x 9'9 (4.57m x 2.97m)**

Upvc double glazed window to rear aspect. Tiled flooring. Two wall mounted radiators. Part brick walls.

**First Floor Landing**

Wall mounted radiator. Access to loft space. Doors to bedrooms and bathroom

**Bedroom 1 15'8 x 8'3 (4.78m x 2.51m)**

Two Upvc double glazed window to rear aspect. Wall mounted single radiator, power points, built in wardrobes.

**En-Suite**

Upvc double glazed window to side aspect. Tiled shower cubicle. Vanity wash hand basin, low level w.c. Part tiled walls.

**Bedroom 2 10'4 x 9'9 (3.15m x 2.97m)**

Upvc double glazed window to front aspect. Wall mounted single radiator. Laid to laminate flooring.

**Bedroom 3 8'0 x 7'3 (2.44m x 2.21m)**

Upvc double glazed window to front aspect. Wall mounted single radiator. Laid to carpet. Small built in wardrobe.

**Bathroom**

Upvc double glazed window to side aspect. Tiled flooring. Heated chrome towel rail. Panelled bath, vanity wash hand basin, low level w.c, extractor fan.

**Rear Garden**

Enclosed area which is easily maintained, pond, shed, cold water tap, door to:

**Extended Garage**

Up & over door with power & lighting, window to rear.

**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) <b>A</b>			86
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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