



54 Meerstone Way

Abbeydale, Gloucester, GL4 5EP

£285,000



We are delighted to welcome to the market this much-loved and spacious semi-detached family home, ideally located in the ever-popular area of Abbeydale. Benefiting from a rear extension, this property offers generous living accommodation and is sure to attract strong interest.

Perfectly suited to first-time buyers or growing families, the home provides excellent internal space and a practical layout, making it ideal for modern family living.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed window to side, door through to entrance hallway.

Entrance Hallway

Radiator, power points, stairs leading to first floor with under stairs storage space, door to shower room. Archway's to both lounge/diner & kitchen.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, sink/drain, space for appliances, power points, laminate flooring.

Shower Room

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

Lounge/Diner

Upvc double glazed windows to rear & sliding doors leading to conservatory. television point, radiator, power points.

Large Storage Room/ Study

Radiator, door to garage & door to utility.

Utility

Upvc double glazed window & door to rear, base level units with roll edge work tops, plumbing for washing machine, tiled flooring, partly tiled walls, power points.

Conservatory

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, velux window, radiator.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, laminate flooring.

Cloakroom

Low level wc & pedestal wash hand basin, wall mounted boiler.

Bedroom 2

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

Bedroom 3

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

Rear Garden

A maintenance free garden which is mainly laid to paving with a selection of flower & shrub borders.

Garage

Electric up & over door. Power & lighting.

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.



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 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

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

