



8 Thrush Close

Abbeydale, Gloucester, GL4 4WZ

£335,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this beautifully presented and extended three-bedroom semi-detached home, ideally positioned in a popular location close to a range of local amenities.

The property offers spacious and stylish accommodation throughout, with the ground floor comprising a modern kitchen/diner, utility room, cloakroom and lounge. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, an enclosed garden with newly laid patio creates a fantastic space for outdoor dining and entertaining, while further benefits include a garage, driveway parking and an EV charging point.



Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing, laminate flooring, inset ceiling spotlights. Doors lead off:

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with mixer tap over. Appliance points, power points, space for Range cooker with extractor hood over, integral dishwasher and wine cooler. Tv point, wall mounted radiator, space for dining table, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and bi-folding doors. Door to:

Utility

Base and wall mounted units, laminate worksurfaces, appliance points, power points, space for washing machine, tumble dryer and fridge/ freezer. Radiator, inset ceiling spotlights, rear aspect upvc double glazed window and side aspect upvc double glazed door to garden. Door to:

WC

Low level wc, wall mounted wash hand basin, radiator, tiled flooring.

Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed bay window.

Landing

Power point, access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobes, bespoke wall panelling, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, built in wardrobe, bespoke wall panelling, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights, side and rear aspect upvc double glazed window.

Outside

To the front of the property is a driveway providing off-road parking for two vehicles and benefiting from an EV charging point. This in turn leads to the garage, which is accessed via an up-and-over door and is fitted with power and lighting, along with a convenient integral door opening into the utility room.

To the rear is an enclosed garden featuring a newly laid porcelain patio, ideal for outdoor dining and entertaining. The patio steps down onto a lawn, with a decked seating area positioned to the rear. Additional features include outside lighting, an external tap, and mature trees and shrub borders.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

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		85
(81-91) B		
(69-80) C	71	
(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

