Murdock & Wasley
ESTATE AGENTS



4 Forbes Close

Abbeymead, Gloucester, GL4 5GE

Guide price £400,000

4 2 1

We are delighted to welcome to the open market this attractively priced four bedroom detached family home, situated within a quiet and desirable cul-de-sac in the ever-popular area of Abbeymead.
Ideally suited to growing families, the property is conveniently positioned within walking distance of fantastic local schools, as well as a variety of shops, restaurants and other amenities. With its desirable location and generous accommodation, we anticipate this property will attract plenty of interest.
The ground floor comprises a welcoming entrance hallway, cloakroom, spacious lounge/diner, modern fitted kitchen and conservatory, providing excellent living and entertaining space.
Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom.
Externally, the property enjoys an enclosed rear garden, offering a great space for families to relax and enjoy. To the front, there is a garage and driveway providing convenient off-road parking.







Entrance Hallway
Approached via double glazed front door, radiator, laminate flooring, stairs leading to first floor with under stairs storage space, doors leading to cloakroom, lounge & kitchen.

Cloakroom
Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, laminate flooring, radiator.

Lounge
Upvc double glazed french doors to rear, television point, radiator, power points, laminate flooring, archway through too:

Dining Area
Upvc double glazed french doors leading to conservatory. Power points, laminate flooring.

Kitchen
Upvc double glazed windows to front & door to side, eye & base level units with roll edge work tops. sink/drainer, electric oven with separate gas hob & hood, built in fridge/freezer & dishwasher, space for further appliances, partly tiled walls, wall mounted combination boiler, power points.

Conservatory
Upvc double glazed french doors to side, Upvc double glazed windows throughout, glass roof, laminate flooring.

First Floor Landing
Access to loft via hatch, airing cupboard. Doors to all rooms.

Bedroom 1
Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

En-Suite
Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Bedroom 3
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 4
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden
An enclosed area which is partly paved, mainly laid to lawn, shed which has power, lighting & internet, gated side access.

Garage
Roller edge door with power & lighting.

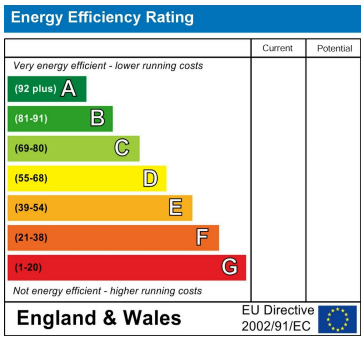
Tenure
Freehold.

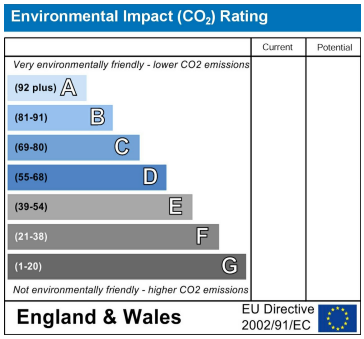
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band E

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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