



46 Swift Road

Abbeyle, Gloucester, GL4 4XH

Offers in excess of £275,000



We are delighted to bring to market this exceptionally well-presented bungalow, nestled at the end of a quiet and sought-after cul-de-sac in the heart of Abbeyle. Offering spacious and versatile living, this home is perfectly suited for those looking to downsize without compromising on comfort.

Internal living space comprises of: Entrance hallway, kitchen, lounge/diner, two double bedrooms & shower room.

The property boasts a well-maintained enclosed garden—ideal for relaxing outdoors—as well as a double garage, providing excellent storage and parking solutions.



Entrance Hallway 23'9 x 3'4 (7.24m x 1.02m)

Approached via Upvc double glazed front door, Upvc double glazed door to rear, pvc roof, fuse panel.

Hallway 10'10 x 2'11 (3.30m x 0.89m)

Approached via Upvc double glazed door, three storage cupboards, access to loft via hatch, radiator, doors to all rooms.

Kitchen 11'6 x 6'9 (3.51m x 2.06m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, microwave, space for appliances, recessed down lights, partly tiled walls. Door to:

Lounge/Diner 20'3 x 9'10 (6.17m x 3.00m)

Upvc double glazed windows to front, television point, two radiators, power points.

Bedroom 1 22'6 x 8'11 (6.86m x 2.72m)

Radiator, power points, built in storage, opening too:

Dressing Room

Upvc double glazed sliding door to rear, radiator, power points.

Bedroom 2 10'6 x 7'10 (3.20m x 2.39m)

Upvc double glazed window to rear, radiator, power points, built in storage.

Shower Room 7'4 x 6'9 (2.24m x 2.06m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, extractor fan.

Rear Garden

An enclosed area which is paved, shed, flower & shrub borders.

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

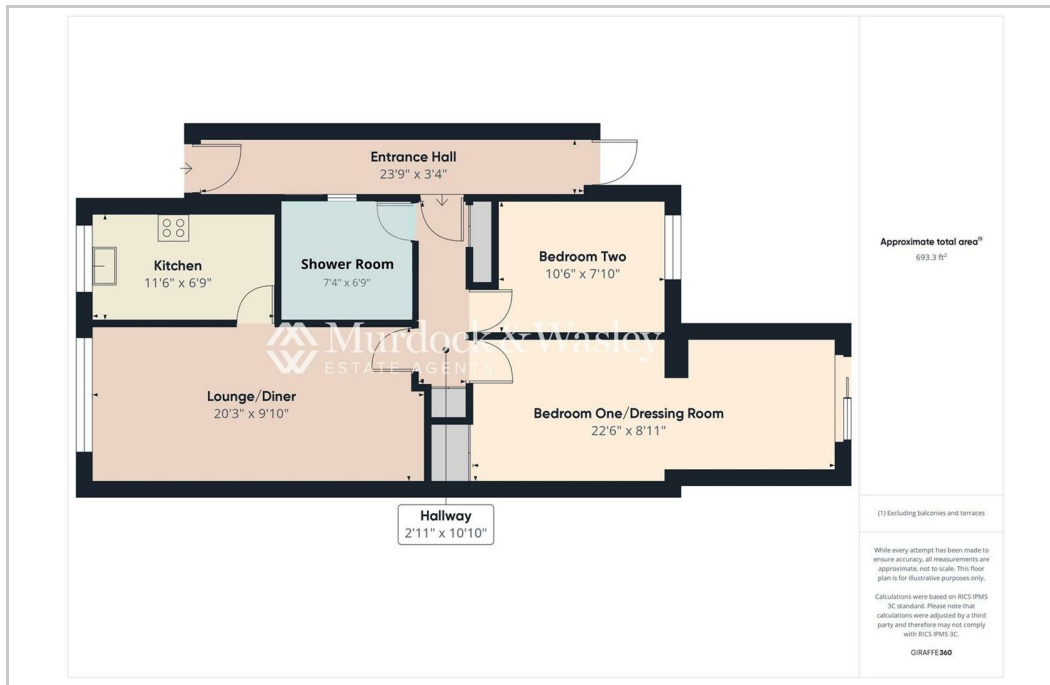
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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

