



9 Bittern Avenue

Abbeydale, Gloucester, GL4 4WG

Offers in excess of £315,000



We are delighted to bring to the market this well-presented and extended three-bedroom detached home, situated on the highly sought-after Bittern Avenue, Abbeydale. Offering spacious and versatile living, this property is perfectly suited for growing families seeking a home with ample internal space. In terms of the accommodation we have: Entrance porch, lounge/diner, kitchen, play room & conservatory. Upstairs are three double bedrooms & bathroom.

Outside we have a private rear garden with garage & driveway directly to front.



Entrance Hall 5'10 x 2'10 (1.78m x 0.86m)

Approached via Upvc double glazed front door, radiator, Upvc frosted double glazed windows to side, door through to:

Lounge/Diner 21'8 x 10'10 (6.60m x 3.30m)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, radiator, power points, laminate flooring, stairs leading to first floor, storage cupboard, door to kitchen.

Kitchen 9'7 x 7'3 (2.92m x 2.21m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, built in fridge/freezer, plumbing & space for further appliances, partly tiled walls, power points, tiled flooring. Door to conservatory.

Play Room 8'2 x 7'6 (2.49m x 2.29m)

Upvc double glazed french doors to rear & Upvc double glazed windows to side, laminate flooring, radiator.

Conservatory 9'10 x 8'5 (3.00m x 2.57m)

Upvc double glazed doors to rear, Upvc double glazed windows throughout, glass roof, radiator, tiled flooring, power points.

First Floor Landing 8'7 x 3'0 (2.62m x 0.91m)

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

Bedroom 1 13'2 x 8'9 (4.01m x 2.67m)

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

Bedroom 2 10'1 x 7'9 (3.07m x 2.36m)

Upvc double glazed windows to front, radiator, power points,

Bedroom 3 8'10 x 8'4 (2.69m x 2.54m)

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

Bathroom 7'1 x 5'5 (2.16m x 1.65m)

Upvc frosted double glazed window to rear, panelled bath with separate shower cubicle, low level wc & pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail,

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

Garage

Up & over door. Power & lighting. Boiler.

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		85
(81-91)	B		
(69-80)	C	70	
(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	

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