



## 16 Valerian Close

Abbeymead, Gloucester, GL4 5HA

**£385,000**



We are delighted to bring to the market this exceptionally presented three-bedroom link-detached home, refurbished to a high standard throughout by the current owners. The property features a modern kitchen and bathroom, a new Worcester boiler installed in 2020, and double glazing. Tucked away in a quiet and sought-after cul-de-sac, this home also benefits from a large, sunny rear garden, ample off-road parking, and an attached single garage.

Accommodation briefly comprises: Entrance hall, cloakroom, lounge, kitchen, dining room & study. Upstairs are three bedrooms, and family bathroom.

Homes of this quality and location rarely stay on the market for long – early viewing is highly recommended!



**Entrance Hallway**

Approached via composite double glazed front door, radiator, power points, laminate wood flooring, stairs leading to first floor.

**Cloakroom**

Upvc double glazed window to front, low level wc & pedestal wash hand basin, heated towel rail, fuse panel, partly tiled walls.

**Kitchen**

Upvc double glazed window to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, space for further appliances, cupboard housing combination boiler, partly tiled walls, power points, radiator, laminate flooring.

**Lounge**

Upvc double glazed window to rear, television point, two radiators, power points, under stairs storage cupboard, doors through too:

**Dining Room**

Two Upvc double glazed windows to rear, Upvc double glazed french doors to side, velux windows, recessed down lights, laminate flooring, radiator, power points, door to:

**Study**

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

**First Floor Landing**

Upvc frosted double glazed window to side, storage cupboard. Doors lead off:

**Bedroom 1**

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

**Bedroom 2**

Upvc double glazed window to front, radiator, power points, built in wardrobe.

**Bedroom 3**

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

**Bathroom**

Upvc frosted double glazed window to front, panelled bath with shower over, vinyl flooring, tiled walls, recessed down lights, heated towel rail.

**Rear Garden**

An enclosed south facing garden which is partly paved, mainly laid to lawn, flower & shrub borders, double power point, gated side access.

**Garage**

Remote controlled door, power & lighting.

**Tenure**

Freehold.

**Services**

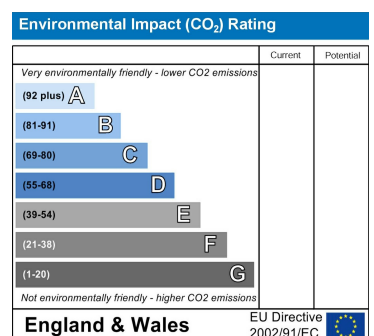
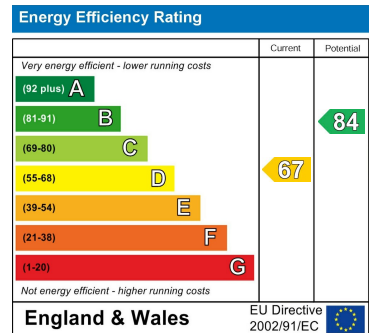
Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band C

**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.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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