



118 Stonechat Avenue

Abbeyle, Gloucester, GL4 4XG

£285,000



Stunning Extended Three-Bedroom Family Home with Garage in Abbeyle

Murdock & Wasley Estate Agents are delighted to present to the market this beautifully extended and immaculately presented three-bedroom semi-detached home, located in the highly desirable area of Abbeyle. Perfectly suited for first-time buyers, this home offers a blend of modern living and practical convenience. The accommodation comprises of: Entrance hallway, lounge, kitchen/diner, office, three bedrooms & bathroom. Outside is an enclosed garden & garage.

This is a perfect starter home in and we strongly advise viewing.

01452 682952



Porch

Approached via Upvc double glazed front door, tiled flooring, door to:

Hallway

Approached via Upvc double glazed door, radiator, power points, laminate flooring, staircase to first floor, doors to kitchen diner & lounge.

Lounge

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, recessed down lights, power points.

Kitchen Diner

Range of wall, drawer and base units with solid work surfaces, sink with drainer and mixer taps over, electric oven with separate electric hob and extractor hood over, space for fridge/freezer and washing machine, recessed down lights, power points, part tiled walls, radiator, Upvc double glazed windows to rear & Upvc double glazed door to side, under stairs storage cupboard, sliding doors to:

Sunroom

Upvc double glazed door to rear & Upvc double glazed windows to rear & side. radiator, power points, laminate flooring.

Bedroom One

Upvc double glazed windows to front, radiator, power points, television point & built in wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with separate shower cubicle, low level wc, vanity hand wash basin unit with storage underneath, heated towel rail, tiled walls, recessed down lights. Forsted upvc double glazed window.

Outside

To the rear of the property you will find an enclosed area which is partly paved leading to the patio, perfect for outdoor entertaining, this path also leads to the lawn, there is gated side access, door to garage & outdoor toilet.

The garage is accessed via Up & over door with parking directly to the side.

To the front of the property there is a large level lawn which is bordered by a pathway which leads to the front door and to the wooden gate which leads onto the rear garden.

Tenure

Freehold

Services

Mains gas, water, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band B

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	78
		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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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

