



## 6 Tern Close

Abbeydale, Gloucester, GL4 4WQ

**£325,000**



We are delighted to welcome to the market this three-bedroom detached family home, ideally situated in the popular Abbeydale suburb.

The ground floor accommodation comprises an entrance porch leading into a spacious living room/dining room, a separate kitchen, a downstairs WC, and a conservatory overlooking the garden.

On the first floor, the property offers three generously sized bedrooms, a family bathroom, and a separate WC.



### Entrance Hall

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

### Living Room

Upvc double glazed windows to front, television point, power points, laminate flooring, storage cupboard, door to first floor landing, opening directly through to:

### Dining Area

Double glazed sliding doors to rear, radiator, laminate flooring, power points, door to:

### Kitchen

Upvc double glazed windows to rear, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in dishwasher, space for further appliances, radiator, tiled flooring, power points, partly tiled walls.

### Cloakroom

Upvc double glazed frosted window to side, low level wc & pedestal wash hand basin, tiled flooring, partly tiled walls.

### Conservatory

Double glazed sliding doors to rear, Upvc double glazed windows throughout, pvc roof,

### First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, doors to all rooms, power points.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, pedestal wash hand basin, partly tiled walls, cupboard housing boiler.

### Separate W.C

Window to rear, low level wc.

### Rear Garden

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

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

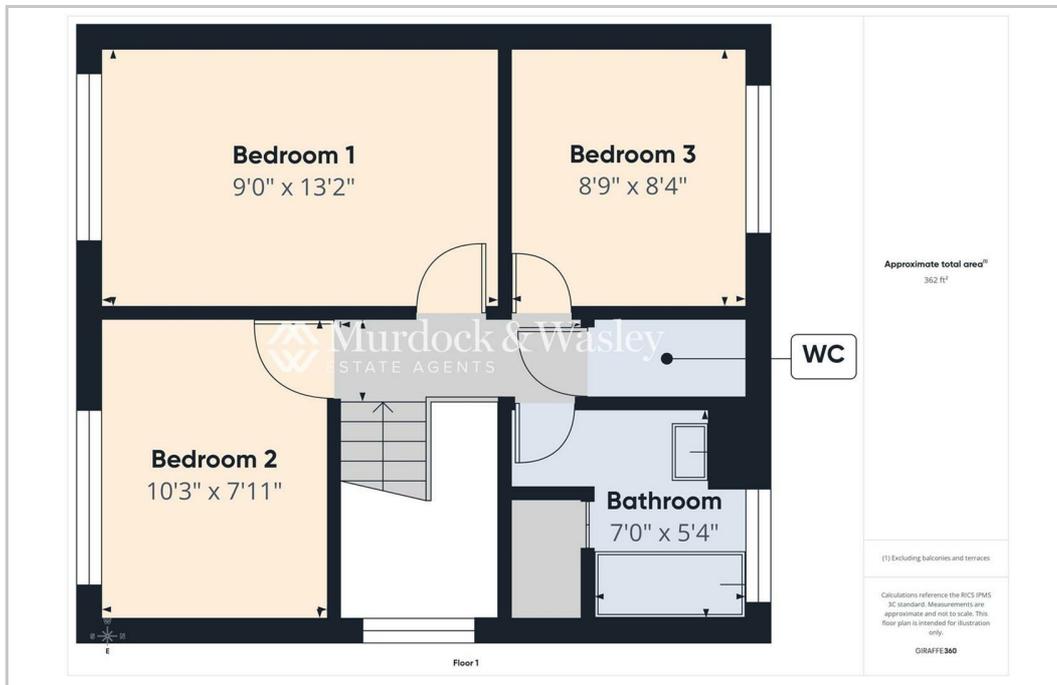
Mains water, gas, electricity & drainage.

### 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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