



66 Linnet Close

Abbeydale, Gloucester, GL4 4XB

Offers in excess of £255,000



Murdock & Wasley Agents are delighted to present this three-bedroom semi-detached home, ideally situated in a popular location close to local amenities, offered with no onward chain.

Offering spacious and versatile living, the property features a lounge/diner, a bright conservatory, and three well-proportioned bedrooms. Outside, you'll find a private, enclosed rear garden, a garage, and off road parking.

Perfectly suited for first time buyers in our opinion, early viewing advised:



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, under stairs storage cupboard, stairs to first floor landing, tiled flooring. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, sink unit with mixer tap over, roll edge work surface. Appliance points, power points, space for cooker and washing machine, integral fridge/freezer. Wooden door into storage cupboard, fully tiled walls, laminate flooring, rear aspect upvc double glazed window and side aspect upvc frosted double glazed door.

Lounge

Tv point, telephone point, power points, feature fireplace, radiator, tiled flooring, front aspect upvc double glazed window. Opening to:

Dining Area

Power points, radiator, space for dining table and chairs, tiled flooring, rear aspect upvc double glazed sliding doors leading into the conservatory.

Conservatory

Of upvc construction with a polycarbonate roof and brick base, power points, radiator, laminate flooring, side and rear aspect upvc double glazed window and side aspect upvc double glazed door leading to the garden.

Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobe, laminate flooring, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below. Radiator, partly tiled walls, cupboard housing to Worcester boiler, laminate flooring, rear aspect upvc frosted double glazed window.

Outside

The front of the property features a flat lawn, bordered by mature trees and hedges. A pathway leads to the front door and a wooden gate offering access to the rear garden.

The rear garden includes a lawn and paved patio, providing a relaxed space for outdoor seating and entertaining. A pathway leads to a wood gate where the garage and off road parking can be accessed.

Local Authority

Gloucester City Council.

Council Tax Band: B

Tenure

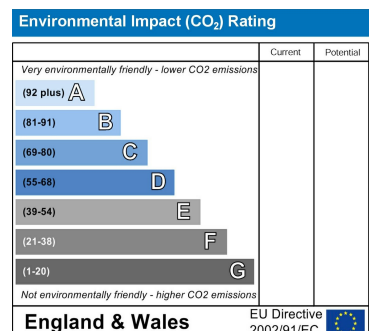
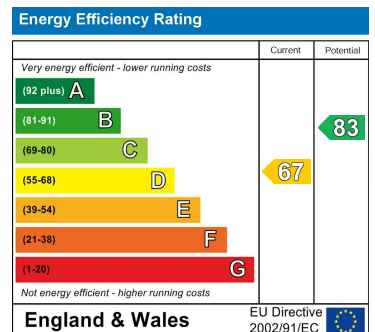
Freehold.

Services

Mains water, gas, electricity and drainage.

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.



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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