



## 15 Filbert Close

Abbeydale, Gloucester, GL4 5EX

**Offers over £260,000**



Murdock & Wasley Estate Agents are pleased to introduce this three bedroom mid-terrace home to the market. Situated in a popular and convenient location, the property enjoys close proximity to a range of local amenities, highly regarded schools and regular bus routes providing easy access to Gloucester City Centre.

Well presented throughout, this property offers comfortable and versatile living accommodation, making it an excellent choice for first time buyers and growing families. The accommodation comprises a lounge/diner, kitchen and conservatory providing additional living space, whilst upstairs offers three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed, low-maintenance rear garden, a garage and a driveway providing off-road parking for two vehicles.



### Entrance Hall

Accessed via upvc double glazed window, radiator, stairs to first floor landing, understairs storage cupboard, dado rail. Doors lead off:

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, washing machine and fridge. Partly tiled walls, radiator, tiled flooring, rear aspect upvc double glazed door to the conservatory.

### Lounge

Tv point, power points, radiator, rear aspect upvc double glazed door leading to the conservatory.

### Conservatory

Base units with laminate worksurfaces, power points, tiled flooring, pitched glass roof, side and rear aspect upvc double glazed windows and rear aspect upvc double glazed french doors leading to the garden.

### Landing

Access to loft space via ladder- semi-boarded, dado rail. Doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Power points, radiator, over stairs cupboard, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, rear aspect upvc frosted double glazed window.

### Outside

To the front of the property is a spacious tarmac driveway providing off-road parking for two vehicles, leading to the garage, which is accessed via an up-and-over door and benefits from power and lighting.

To the rear is a fully enclosed garden, featuring a decked seating area ideal for outdoor dining and entertaining. Beyond this lies a level lawn with a paved stepping-stone pathway leading to a wooden garden shed, whilst timber fencing provides privacy.

### Tenure

Freehold.

### Services

Mains water, drainage, gas and electricity.

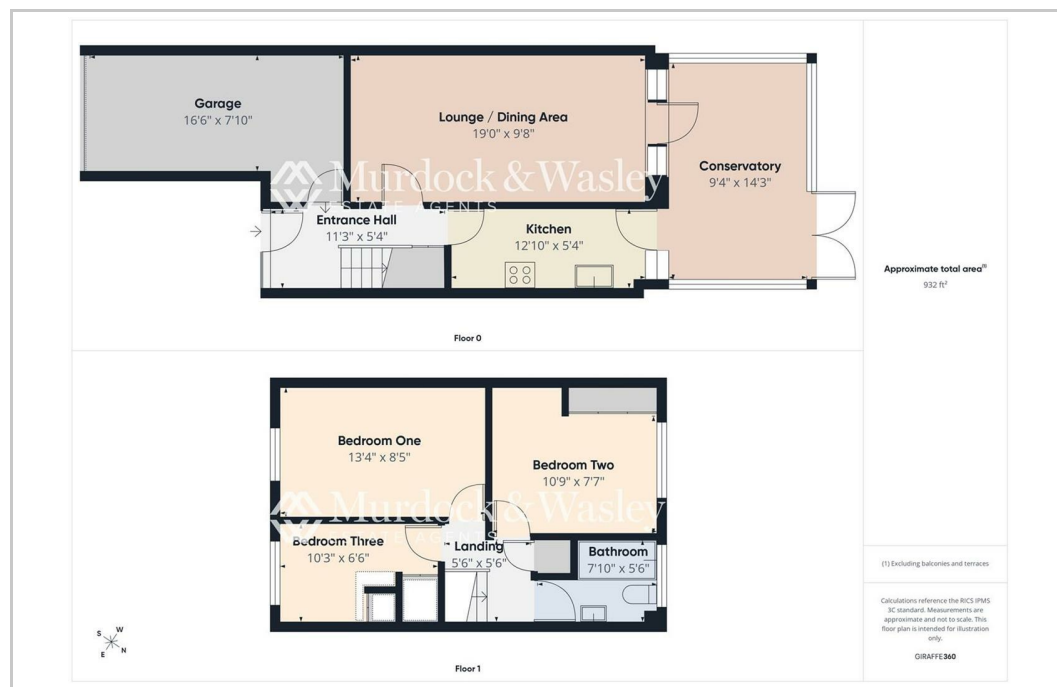
### Local Authority

Gloucester City Council.

Council Tax Band: B

### 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                                 |                         |           |
| (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                             | 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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