



1 Claudians Close

Abbeymead, Gloucester, GL4 5FB

£260,000



Murdock & Wasley Estate Agents are delighted to present this beautifully maintained two double bedroom end-of-terrace home, located in the highly sought-after area of Abbeymead.

The property has been thoughtfully updated throughout and benefits from a modern kitchen and stylish modern bathroom, alongside a fitted media wall in the lounge. The well-presented accommodation is complemented by an abundance of natural light.

Outside, the property boasts a larger-than-average south-facing rear garden, perfect for relaxing and entertaining, together with generous off-road parking and a garage.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, inset ceiling spotlights, laminate flooring. Opening leads off:

Kitchen

Range of wall, base and drawer mounted units, laminate worksurfaces, sink and drainer with mixer tap over, oven/ grill with four ring induction hob with extractor hood over. Appliance points, power points. Space for fridge freezer and washing machine, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, media wall with custom panelling, space for dining table, wall mounted radiator, inset ceiling spotlights, laminate flooring, stairs to first floor landing, rear aspect sliding double glazed door leading to the garden.

Landing

Doors lead off:

Bedroom One

Power points, wall mounted radiator, custom panelling, rear aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, door to airing cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, wall mounted wash hand basin with taps over and storage below, wall mounted heated towel rail, tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

Outside

To the front of the property a drive laid to tarmacadam and decorative stone provides off road parking for up to three vehicles.

To the rear of the property a patio leads down to garden laid to lawn is enclosed by wooden fencing.

Garage

Access via up and over door with power and lighting. Personnel door leads to the rear.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City 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		88
(69-80) C	72	
(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 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

