



22 Woodbine Close

Abbeymead, GL4 4FB

Offers in excess of £230,000



Murdock & Wasley Estate Agents are delighted to welcome new to the market this beautifully presented two double bedroom terrace home, tucked away in a highly sought-after cul-de-sac location in Abbeymead.

The accommodation comprises: Entrance, lounge, kitchen/breakfast room, two generous double bedrooms, and a family bathroom.

Externally, the property boasts an enclosed rear garden along with the rare benefit of three parking spaces.



Entrance

Approached via Upvc double glazed front door into:

Lounge

Upvc double glazed window to front, television point, radiator, power points, storage cupboard, stairs leading to first floor. Door to:

Kitchen/Breakfast Room

Upvc double glazed windows & door to rear, eye & base level units with roll edge work surfaces, sink/drainer, electric oven with induction hob & hood, built in washing machine, tumble dryer & fridge/freezer, radiator, power points, extractor fan, cupboard housing combination boiler.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to both bedrooms & bathroom.

Bedroom 1

Upvc double glazed window to front, radiator, power points.

Bedroom 2

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

Bathroom

Upvc frosted double glazed windows to rear,

panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

Rear Garden

An enclosed area which is partly paved with an area laid to artificial lawn, cold water tap, gated rear access.

Tenure

Freehold.

Services

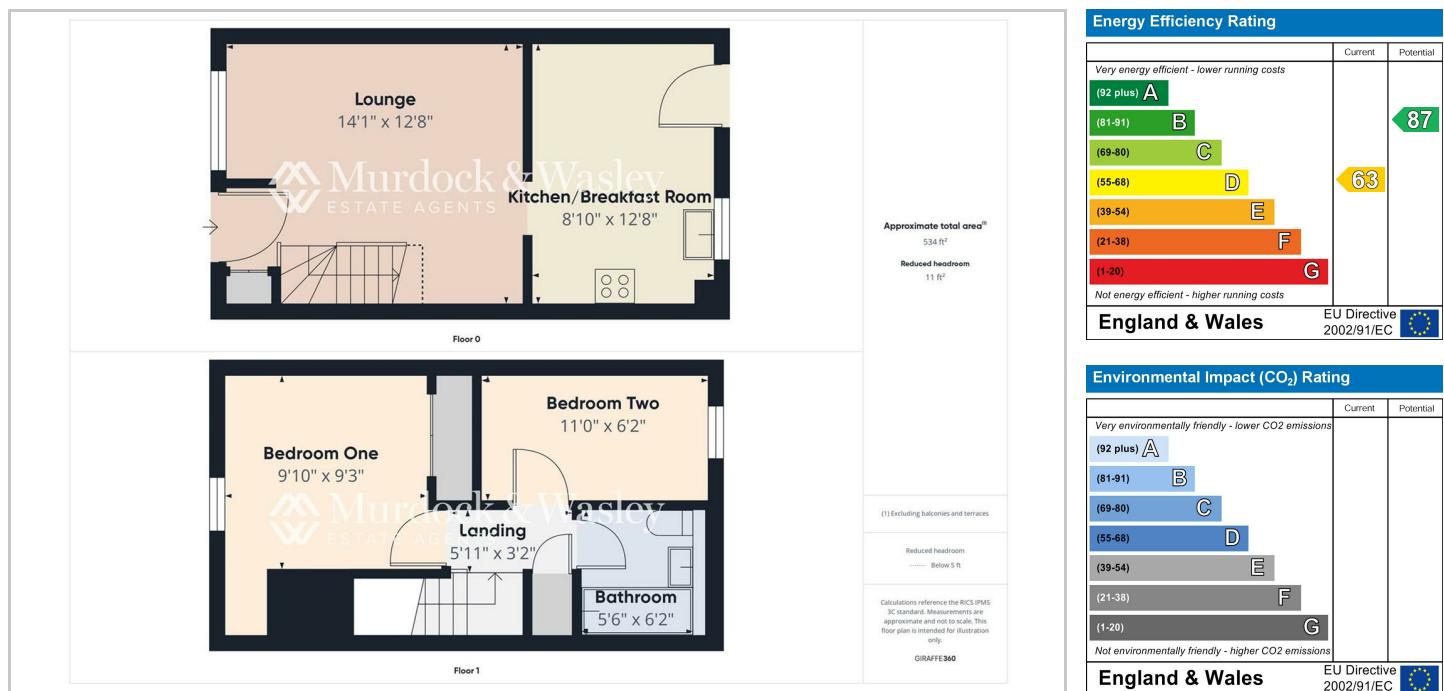
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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