



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/drain, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

