



30 Baptist Close

Abbeymead, GL4 5GD

£315,000



We are delighted to welcome to the market this beautifully presented and well maintained semi detached home, perfectly situated in the sought-after Abbeymead area.

Ideal for first time buyers or growing families, this property offers a fantastic balance of comfort, space, and practicality. In terms of internal living space we have: Entrance hallway, two reception rooms, & kitchen/diner. Upstairs are three bedrooms, en-suite & family bathroom.

Outside we have an enclosed garden with ample parking to front.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, central heating thermostat, door to lounge.

Lounge 13'10 x 10'0 (4.22m x 3.05m)

Upvc double glazed window to front, radiator, power points, television point. Door to kitchen/diner & inner hall.

Kitchen/Diner 13'6 x 9'1 (4.11m x 2.77m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, radiator, power points, partly tiled walls.

Inner Hall

Under-stairs storage cupboard, door to lounge, opening to second reception room.

Second Reception Room 12'0 x 8'0 (3.66m x 2.44m)

Upvc double glazed french doors to rear, power points, door which leads to a storage space.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1 13'8 x 10'2 (4.17m x 3.10m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, airing cupboard, door to:

En-Suite 8'1 x 4'11 (2.46m x 1.50m)

Upvc double glazed frosted window to front, shower cubicle, low level wc & pedestal wash hand basin, shower

cubicle, low level wc & pedestal wash hand basin, heated towel rail.

Bedroom 2 10'9 x 8'2 (3.28m x 2.49m)

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

Bedroom 3 10'8 x 7'1 (3.25m x 2.16m)

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

Bathroom 6'3 x 5'1 (1.91m x 1.55m)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, shaver point, extractor fan.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, shed, gated side access.

Tenure

Freehold.

Services

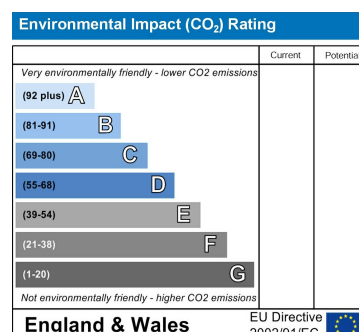
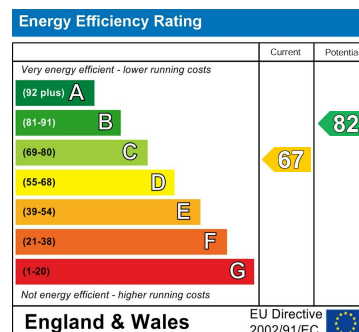
Mains water, gas, electricity.

Local Authority

Gloucester City Council- Band C

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.



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.

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