



12 Forbes Close

Abbeymead, Gloucester, GL4 5GE

£450,000



We are delighted to bring to the open market this wonderful family home, offering generous living accommodation throughout. The property boasts an exceptional open-plan kitchen/dining area, perfect for modern family life and entertaining, along with two additional reception rooms providing flexible living space.

Upstairs, there are five well-proportioned bedrooms served by two bathrooms, making it ideal for larger or growing families.



Entrance Hallway

Approached via a UPVC double-glazed front door, the hallway offers a welcoming first impression with stairs rising to the first floor and useful under-stairs storage. Further benefits include a radiator, power points, and doors providing access to the cloakroom, lounge, and open plan kitchen/diner.

Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

Lounge

A bright and comfortable reception space with a UPVC double-glazed window to the front aspect. Further features include a television point, radiator, and ample power points.

Open Plan Kitchen/Diner

Fitted to a high standard with a range of matching eye and base level units complemented by roll-edge worktops and a convenient breakfast bar with storage beneath. Integrated appliances include a built-in electric oven with separate induction hob and extractor hood, fridge/freezer, wine fridge, and microwave, with space for further appliances. A sink and drainer is set beneath a skylight, allowing natural light to flood the space, while recessed downlights and tiled flooring add to the modern finish. UPVC double-glazed bi-fold doors open directly onto the rear garden, creating the perfect blend of indoor and outdoor living. Door leading to playroom.

Play Room

A versatile reception space with UPVC double-glazed French doors opening onto the rear garden. Additional features include a radiator, power points, and an internal door providing access to the garage.

First Floor Landing

2 x loft hatches, radiator, power points, doors to all rooms.

Bedroom 1

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

En-Suite

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, extractor fan, heated towel rail.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bedroom 5

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

Bathroom

Upvc frosted double glazed window to side, panelled bath, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, recessed down lights.

Rear Garden

A delightful enclosed garden, partly paved to provide a seating and entertaining area, with the remainder laid to lawn. Further benefits include a cold water tap and gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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 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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