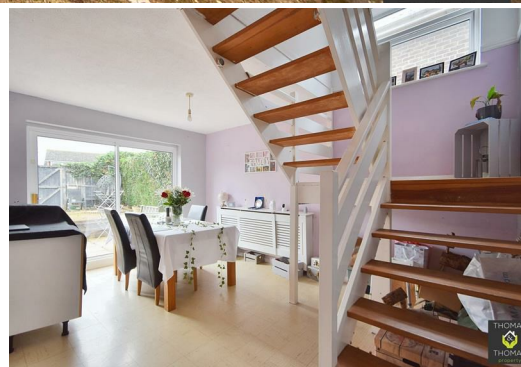




13 Eagle Way, Gloucester, GL4 4WS

Asking Price £340,000

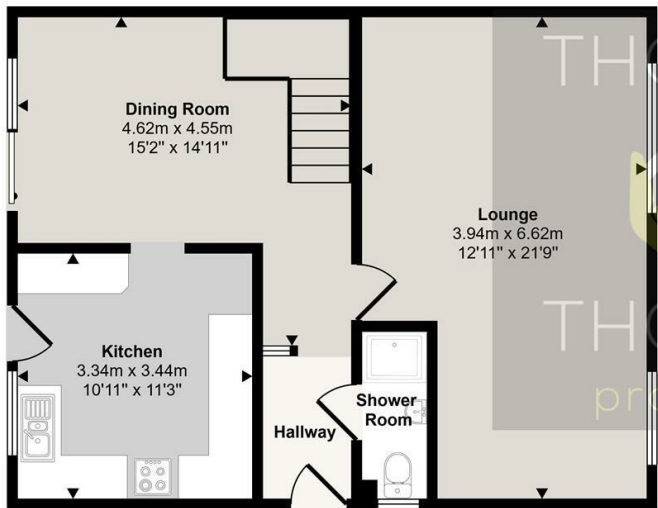
Located in the desirable area of Abbeydale, this spacious detached house on Eagle Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,267 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The layout includes a welcoming reception room that provides a warm and inviting space for relaxation and entertaining.

The property further benefits from a garage with allocated parking and the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode.

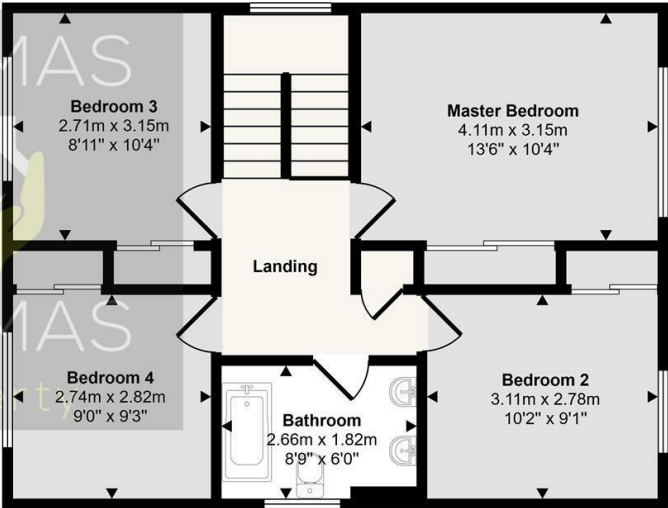
With its generous living space and family-friendly layout, this property is perfect for those seeking a comfortable and practical home in a sought-after location. Don't miss the opportunity to make this delightful house your own.

- Four Double Bedrooms
 - Garage
- Two Reception Rooms
 - Allocated Parking
- Spacious Accommodation
 - Chain Free

Approx Gross Internal Area
118 sq m / 1267 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft



First Floor
Approx 59 sq m / 640 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	



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.