



# 12 Watson Grove

Abbeymead, Gloucester, GL4 5BL

# Offers in excess of £270,000







MURDOCK & WASLEY ESTATE AGENTS welcome for sale this extremely well presented semi detached bungalow located in a popular position. The accommodation offers versatile living space & comprises of: Entrance hallway, cloakroom, lounge, dining room, kitchen, two bedrooms & modern shower room. Outside to the rear we have a large rear garden with GARAGE & DRIVEWAY also included!

If you are looking for a bungalow you can move into & enjoy gardening- well this could well be the one for you.



## **Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, doors to cloakroom & lounge.

#### Cloakroom

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

## Lounge 12'7 x 10'4 (3.84m x 3.15m)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, opening too:

## Dining Room 10'2 x 8'2 (3.10m x 2.49m)

Power points, door to kitchen, archway to inner hallway.

# Kitchen 9'6 x 7'10 (2.90m x 2.39m)

Upvc double glazed window to side, eye & base level units with roll edge work surfaces, sink/drainer, electric oven with gas hob & hood, space for fridge/freezer, plumbing for washing machine, radiator, recessed down lights, power points.

## **Inner Hallway**

Cupboard housing combination boiler, access to loft via hatch, doors to both bedrooms & shower room.

## Bedroom 1 12'1 x 8'10 (3.68m x 2.69m)

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

## Bedroom 2 10'6 x 9'2 (3.20m x 2.79m)

Upvc double glazed doors leading to conservatory, radiator, power points, laminate flooring.

## **Shower Room**

Upvc frosted double glazed window to side, recently fitted double shower cubicle, low level wc & pedestal wash hand basin, mirror, tiled walls, radiator, towel rail.

## Conservatory 10'6 x 9'2 (3.20m x 2.79m)

Upvc double glazed doors to rear, Upvc double glazed window to rear & side, television point, power points.

#### Rear Garden

Excellent size which is partly paved, mainly laid to lawn, flower & shrub borders, door to garage.

## Garage & Workshop

Up & over door with power & lighting. Further workshop to the rear.

## **Tenure**

Freehold.

#### Services

Mains water, gas, electricity & drainage.

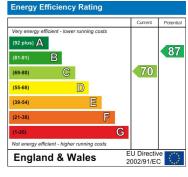
### **Local Authority**

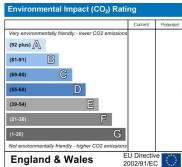
Gloucester City Council- Band C

## **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.







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