



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/drain, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

