



27 The Plantation

Abbeymead, Gloucester, GL4 5TR

Offers over £300,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this beautifully presented, versatile terraced home set over three floors in a fantastic position. On the ground floor we currently have: Entrance hallway, cloakroom, kitchen/diner & study/sitting room/ potential bedroom. On the first floor we have lounge, bedroom 2 & bathroom. On the top floor are three further bedrooms & an en-suite.

Outside to the rear we have an enclosed garden with access to the GARAGE & parking facility.

Further benefits to include Upvc double glazing throughout & gas central heating. The Plantation is located in Abbeymead with easy access to plenty of wide-open green spaces and a community feel. Abbeymead boasts great transport links with easy access to both Gloucester City Centre and Cheltenham, as well as M5 Jct 11a (Southbound) is just 2.5 miles and M5 Jct 11 (Northbound) is only 5 miles away. Commuting to London from Gloucester is a breeze with direct trains to Paddington. You will also find within walking distance local shops and a large supermarket, in addition to outstanding nurseries and excellent schools at all levels, primary, junior and secondary.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, tiled flooring, stairs to first floor with large under stairs storage cupboard, under floor heating, doors to cloakroom, kitchen/diner & family room.

Cloakroom

Low level wc & pedestal wash hand basin, radiator, partly tiled walls, tiled flooring, extractor fan, under floor heating.

Family Room 10'11 x 10'2 (3.33m x 3.10m)

Upvc double glazed windows to front with fitted blinds, television point, radiator, power points.

Kitchen/Diner 14'1 x 10'9 (4.29m x 3.28m)

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, electric oven with gas hob & hood, integral fridge/freezer, plumbing for washing machine & dishwasher, tiled flooring, radiator, cupboard housing combination boiler, partly tiled walls.

First Floor Landing

Two storage cupboards, stairs to second floor landing, doors to lounge, bedroom 2 & bathroom, power points.

Lounge 15'5 x 10'3 (4.70m x 3.12m)

Upvc double glazed windows & juliet balcony to front with fitted blinds, television point, two radiators, power points.

Bedroom 2 10'8 x 8'3 (3.25m x 2.51m)

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

Bathroom 10'8 x 5'2 (3.25m x 1.57m)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator, tiled flooring.

Second Floor Landing

Door to bedrooms 1,3 & 4.

Bedroom 1 15'7 x 10'5 (4.75m x 3.18m)

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

En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan. heated towel rail.

Bedroom 3 10'10 x 7'2 (3.30m x 2.18m)

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

Bedroom 4 10'8 x 6'8 (3.25m x 2.03m)

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

Rear Garden

A lovely enclosed area which is partly paved with a small area laid to artificial lawn, cold water tap, gated rear access. Door to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage,

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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 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

