



## 7 Combroom Close

Abbeymead, Gloucester, GL4 5UN

**£475,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the market this beautifully presented, spacious detached family home located in an exceptionally popular location. Tucked away in a NO THROUGH road this wonderful property offers fantastic living space & the finish to go with. On the ground floor we have: Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner/family area & utility.

Upstairs are four bedrooms, en-suite & bathroom. Outside to the rear we have an enclosed garden with double garage & driveway to the front.

Further benefits include Upvc double glazing throughout & gas central heating.





### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, recessed down lights, stairs to first floor with under stairs storage space, laminate flooring, doors to cloakroom, lounge & open plan kitchen/diner.

### Cloakroom

Low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

### Lounge 22'1" x 10'8" (6.75 x 3.26)

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, two radiators, power points.

### Open Plan Kitchen/Diner 20'5" x 13'6" (6.24 x 4.13)

Upvc double glazed french doors to rear, Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, radiator, power points, recessed down lights, partly tiled walls, door too:

### Utility Room 8'1" x 4'9" (2.47 x 1.47)

Upvc double glazed door to side, base level units with roll edge work tops, plumbing for washing machine & dishwasher, space for fridge/freezer.

### First Floor Landing

Upvc double glazed windows to front, airing cupboard, access to loft via hatch. Doors to all rooms.

### Bedroom 1 11'11" x 11'7" (3.65 x 3.54)

Upvc double glazed windows to rear, radiator, power points, door too:

### En-Suite Bathroom 6'4" x 5'5" (1.95 x 1.67)

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

### Bedroom 2 12'2" x 9'6" (3.73 x 2.91)

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

### Bedroom 3 12'7" x 6'4" (3.84m x 1.95)

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

### Bedroom 4 8'10" x 7'1" (2.71 x 2.16)

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

### Family Bathroom 8'2" x 4'10" (2.49 x 1.49)

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

### Rear Garden

An enclosed area which is partly paved with an area laid to lawn & decking. Cold water tap, gated side access.

### Double Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

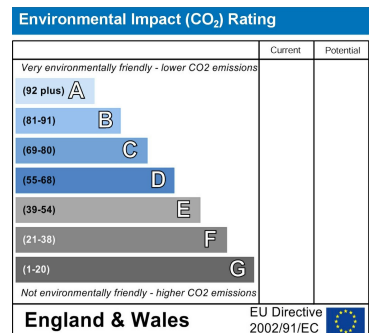
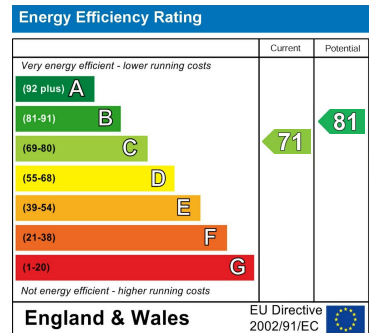
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band E

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

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