



## 7 The Plantation

Abbeymead, Gloucester, GL4 5TR

**Offers in excess of £325,000**



Murdock & Wasley Estate Agents are thrilled to introduce to the open market this captivating four-bedroom, three-storey townhouse, boasting an expansive living area complemented by a serene, green outlook at the front. Nestled in the highly sought-after area of Abbeymead, this home is a perfect match for growing families looking for space, comfort, and a touch of nature.

In terms of living space, on the ground floor we have an Entrance hallway, cloakroom, family room & kitchen/diner. On the first floor we have the lounge, bathroom & bedroom. On the top floor are three further bedrooms with en-suite directly to the master.

The exterior features an inviting enclosed garden, offering a private oasis for relaxation or play. Additionally, the convenience of a garage and additional parking space further enhances the appeal of this attractive property.



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, power points, tiled flooring, stairs to first floor with large under stairs storage cupboard 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, television point, radiator, power points.

**Open Plan 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, 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**

An enclosed garden which is partly paved with an area laid to artificial lawn. Cold water tap, gated rear access.

**Garage**

Under the coach house. With parking directly in front.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band C

**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			
(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		74	84
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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

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

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