



## 50 Kennett Gardens

Abbeymead, Gloucester, GL4 5TZ

**£390,000**



We are thrilled to present to the market this exceptional 4-bedroom detached house, perfectly positioned on one of Abbeymead's most desirable streets. This splendid property stands out due to its meticulous upkeep and numerous high-quality re-fittings, providing an ideal setting for family living.

This home not only meets the practical needs of a family but also offers the warmth and style that turn a house into a home. With its modern amenities and superb location, it represents an excellent opportunity for families looking to settle in a vibrant and supportive community.

Early viewing is highly recommended to appreciate the full value and charm of this exceptional property.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, doors to cloakroom, lounge & kitchen.

### Cloakroom 4'9 x 2'8 (1.45m x 0.81m)

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

### Lounge 19'11 x 11'0 (6.07m x 3.35m)

Upvc double glazed box bay window to front, radiator, power points, television point, double doors too:

### Dining Room 11'8 x 8'8 (3.56m x 2.64m)

Upvc double glazed french doors to rear, radiator, power points, archway too:

### Kitchen 12'0 x 8'5 (3.66m x 2.57m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, built in fridge & dishwasher, cooker, recessed down lights, partly tiled walls, radiator, power points, door too:

### Conservatory 14'9 x 7'8 (4.50m x 2.34m)

Upvc double glazed french doors to rear, pvc roof, windows to side, power points, two radiators, door to garage.

### First Floor Landing

Upvc double glazed window to side, airing cupboard, loft hatch, doors to all rooms.

### Bedroom 1 12'9 x 11'0 (3.89m x 3.35m)

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

### En-Suite 5'1 x 4'8 (1.55m x 1.42m)

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

### Bedroom 2 9'9 x 8'6 (2.97m x 2.59m)

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

### Bedroom 3 9'0 x 7'9 (2.74m x 2.36m)

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

### Bedroom 4 8'7 x 6'2 (2.62m x 1.88m)

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

### Bathroom 6'7 x 6'3 (2.01m x 1.91m)

Upvc frosted double glazed windows to side, paneled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

### Rear Garden

An enclosed area which is maintenance free, shed, cold water tap, gated side access.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D

### 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			
(81-91) B			81
(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 <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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