



30 Grebe Close

Abbeydale, Gloucester, GL4 4XL

£335,000



Murdock & Wasley Estate Agents proudly present this three bedroom detached house situated in the popular location of Abbeydale. Offering convenient access to top achieving schools, local amenities and Gloucester city centre.

The accommodation briefly comprises of an entrance hall, cloakroom, kitchen and a spacious lounge/ diner with access to the rear garden. The first floor has three bedrooms and the family bathroom.

Outside to the rear is a generous size garden which is mainly laid to artificial lawn, with a garage and off road parking for three vehicles.



Entrance Hallway

Approached via upvc double glazed front door and upvc double glazed frosted side panel. Stairs to first floor landing, radiator, power points, doors to cloakroom, lounge diner and kitchen.

Cloakroom

Low level WC, pedestal wash hand basin, upvc double glazed window to side aspect.

Lounge Diner

Upvc double glazed window to front aspect, television point, radiator, power points, upvc double glazed sliding doors to rear aspect.

Kitchen

Range of base and eye level storage units with roll top worksurfaces over, one and a half bowl stainless steel sink unit with mixer tap over. Electric oven and gas hob with extractor hood over. Integrated fridge freezer, dishwasher and washing machine. laminate flooring, part tiled walls, upvc double glazed window to rear aspect, power points, upvc double glazed door to side aspect.

First Floor Landing

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

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Outside

Enclosed by timber panel fencing, partly paved, mainly laid to artificial lawn, gated side and rear pedestrian access. Water tap, door to garage.

Garage

Up & over door, pedestrian rear door into garden.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester County Council
Council Tax 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			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			76
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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