



16 Kingsmead

Abbeymead, Gloucester, GL4 5DY

Offers over £300,000



We are extremely happy to offer to the market this fantastic three-bedroom semi-detached house for sale in Abbeymead. The ground floor briefly consists of a lounge, dining room, and a galley-style kitchen with built-in fridge and freezer. The garage has been converted to allow space for a single bedroom/study with a shower room.

On the first floor, there are three double bedrooms and a family bathroom. The property also benefits from double-glazed windows, gas central heating, and a lovely rear garden with a patio and shed. There is off-road parking for two vehicles. This home is perfect for families looking for spacious and versatile living accommodation.



Entrance Porch 4'7" x 3'11" (1.41 x 1.21)

Approached via Upvc double glazed front door, Upvc double glazed window to side, radiator, door through to:

Lounge 15'2" x 11'3" (4.64 x 3.45)

Upvc double glazed windows to front, television point, radiator, power points, stairs to first floor, doors to study (potential bedroom & kitchen/diner)

Study/Bedroom 8'3" x 7'9" (2.52 x 2.37)

Upvc double glazed windows to front, radiator, power points, door through to:

Ground Floor Shower Room 7'7" x 7'1" (2.33 x 2.17)

Shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, under stairs storage cupboard.

Kitchen/Diner 19'5" x 10'0" (5.94 x 3.06)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, space for further appliances, wall mounted combination boiler, radiator, power points, laminate flooring.

First Floor Landing

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

Bedroom 1 12'5" x 11'3" (3.81 x 3.43)

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

Bedroom 2 9'10" x 9'6" (3.00 x 2.90)

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

Bedroom 3 9'10" x 9'6" (3.00 x 2.90)

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

Bathroom 6'9" x 6'3" (2.06 x 1.92)

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

Rear Garden

A generous size garden which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Tenure

Freehold.

Local Authority

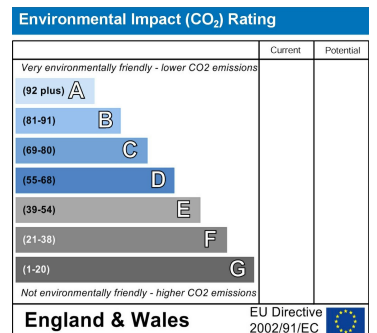
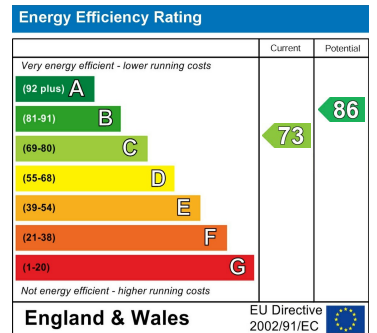
Gloucester City Council- Band C

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.



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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