



31 Ellison Close

Abbeymead, Gloucester, GL4 5YQ

Offers in excess of £270,000



Murdock & Wasley Estate Agents are thrilled to welcome for sale this much loved and well-appointed three-bedroom starter home located in the ever-popular Abbeymead area. The living space comprises of: Entrance hallway, cloakroom, lounge/diner, three bedrooms & bathroom.

Outside to the rear we have an enclosed garden with GARAGE & DRIVEWAY to the side & front respectively. Further benefits include Upvc double glazing & also gas central heating.



Entrance Hallway 3'5" x 2'9" (1.05 x 0.84)

Approached via Upvc double glazed front door, doors to cloakroom & lounge/diner.

Cloakroom 5'6" x 3'2" (1.70 x 0.97)

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

Lounge 14'6" x 12'10" (4.44 x 3.92)

Upvc double glazed windows to front, laminate flooring, television point, radiator, stairs leading to first floor.

Dining Area 11'4" x 7'2" (3.46 x 2.19)

Upvc double glazed sliding doors to rear, radiator, power points, laminate flooring, under stairs storage cupboard. Opening to:

Kitchen 10'8" x 7'0" (3.27 x 2.14)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, partly tiled walls, power points, radiator.

First Floor Landing 9'6" x 7'3" (2.90 x 2.23)

Loft hatch, power point, doors to all rooms.

Bedroom 1 10'5" x 8'5" (3.20 x 2.58)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2 10'9" x 7'0" (3.29 x 2.14)

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

Bedroom 3 7'4" x 6'7" (2.25 x 2.01)

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

Bathroom 7'8" x 5'11" (2.34 x 1.81)

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, extractor fan, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap. Door to:

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band B

Services

Mains water, gas, electricity & drainage.

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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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