



## 8 Fennel Close

# P-ADDRESS-TOWN#, GL4 5YB

**£325,000**



We are pleased to welcome to the open market this detached three-bedroom family home, located in a highly desirable cul-de-sac in Abbeydale. Presented to a high standard, this property is perfect for first-time buyers looking for a move-in ready home. The living accommodation comprises of: Entrance hallway, cloakroom, lounge, modern kitchen & dining room. Upstairs are three bedrooms & bathroom.

Outside to the rear we have an enclosed garden with parking to the front.

Don't miss this opportunity to secure a beautiful home in a sought-after location.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, doors to cloakroom, lounge & kitchen.

### Cloakroom

Modern white suite comprising of low level wc & pedestal wash hand basin, heated towel rail.

### Kitchen

Upvc double glazed windows to both side & rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, space for appliances, recessed down lights, built in dishwasher & washing machine, tiled floor, door through to:

### Dining Room

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

### Lounge

Upvc double glazed windows & doors to rear, television point, two radiators, power points, stairs to first floor landing.

### First Floor Landing

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

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes, storage cupboard.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

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

### Rear Garden

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

### Tenure

Freehold.

### Local Authority

Gloucester City Council- Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

