



## 5 Abrams Drive

Innsworth, Gloucester, GL3 1FN

**Offers in excess of £240,000**



Murdock & Wasley Estate Agents are thrilled to present this two-bedroom terraced house, built by Taylor Wimpey Homes in 2022. This home features a modern kitchen/living area, two double bedrooms, a south-facing garden, and two allocated parking spaces, making it an excellent choice for first-time buyers and investors alike.

To fully appreciate everything this property has to offer, we highly recommend scheduling a viewing!



### Entrance Hall

Accessed via composite double glazed door, laminate flooring. Doors lead off:

### Cloakroom

Low level wc, pedestal wash hand basin, heated towel rail, tiled flooring, front aspect upvc double glazed window.

### Utility Cupboard

Appliance point, power points, telephone point, space for washing machine and tumble drier, Ideal gas fired boiler.

### Kitchen/ Living Area

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral fridge/ freezer and dishwasher. Space for breakfast table, tv point, radiator, stairs to first floor landing, rear aspect upvc double glazed French doors leading to the garden.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, laminate flooring, rear aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, laminate flooring, wooden door to storage cupboard, two front aspect upvc double glazed windows.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, inset ceiling spotlights, partly tiled walls, tiled flooring.

### Outside

To the front of the property there are two allocated parking spaces.

At the rear of the property there is a south facing garden that comprises of a flagstone patio suitable for table and chairs, this steps onto a flat lawn that is fully enclosed by wooden panelled fencing. A wooden gate provides rear access.

### Tenure & Charges

Freehold

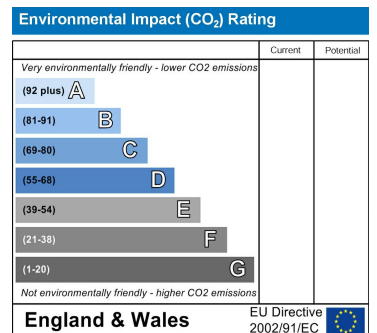
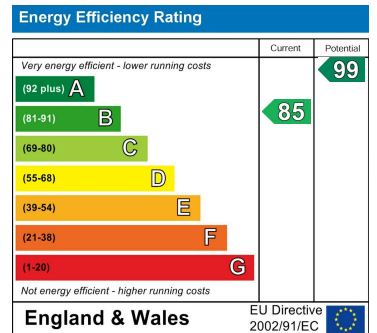
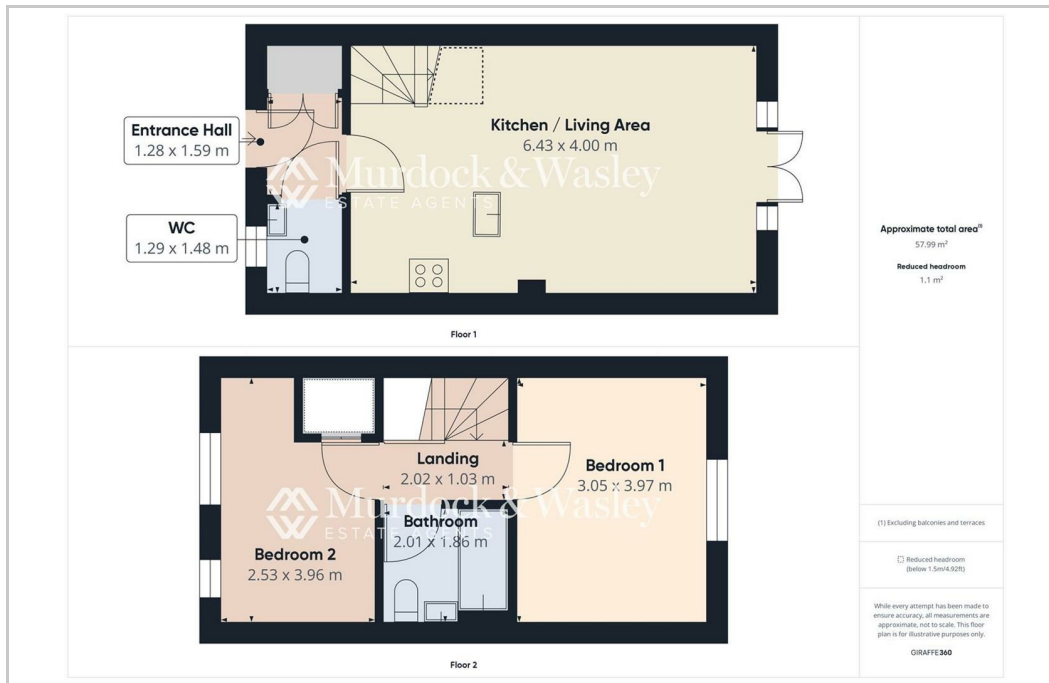
- We are advised that there will be an estate management charge when the development is finished at circa £50 per annum.

### Services

Mains water, gas, electricity and 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.



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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