



16 Grebe Close

Abbeyle, Gloucester, GL4 4XL

Offers in excess of £315,000



We are delighted to welcome new to the market this six-bedroom, double-storey extended family home, located in the heart of Abbeyle. Situated at the end of a quiet cul-de-sac, this spacious property is perfect for growing families and must be viewed at the earliest opportunity.

In terms of living accommodation, we have: Entrance hallway, two reception rooms, kitchen & utility. Upstairs are SIX bedrooms & two bathrooms.

Outside to the rear we have an enclosed garden with TANDEM garage & parking.



Entrance Hallway 12'0" x 6'5" (3.66 x 1.97)

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, doors to lounge & kitchen.

Lounge 12'9" x 11'0" (3.91 x 3.36)

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

Dining Room 10'3" x 9'0" (3.13 x 2.75)

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

Kitchen 11'3" x 8'8" (3.45 x 2.65)

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

Rear Hall 8'4" x 4'0" (2.56 x 1.23)

Door leading to rear, space for further appliances. Door to:

Utility 12'0" x 4'0" (3.66 x 1.22)

Upvc double glazed window to front, base level units with roll edge work tops, plumbing for washing machine & tumble dryer, power points.

First Floor Landing 11'1" x 2'5" (3.38 x 0.76)

Access to loft, doors to all rooms.

Bedroom 1 12'8" x 10'2" (3.88 x 3.11)

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

Bedroom 2 10'5" x 10'2" (3.18 x 3.11)

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

Bedroom 3 11'11" x 7'10" (3.64 x 2.39)

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

Bedroom 4 12'0" x 7'5" (3.66 x 2.28)

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

Bedroom 5 8'1" x 7'5" (2.47 x 2.28)

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

Bedroom 6 8'1" x 7'8" (2.48 x 2.35)

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

Bathroom 8'1" x 7'10" (2.47 x 2.40)

Upvc frosted double glazed windows to rear, corner bath, shower cubicle, low level wc & pedestal wash hand basin, laminate flooring, tiled walls, heated towel rails.

Shower Room 8'3" x 7'6" (2.53 x 2.31)

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

Rear Garden

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

Tandem Garage

Up & over door with power & lighting. Parking directly in front.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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