



2 Watson Grove

Abbeymead, Gloucester, GL4 5BL

Offers in excess of £300,000



Murdock & Wasley Estate Agents are thrilled to present this stylish three-bedroom semi-detached home, beautifully extended and located at the end of a sought-after cul-de-sac in Abbeymead. This property has been finished to an impeccable 'show home' standard and boasts a meticulously maintained private rear garden, along with a garage and off-road parking for three vehicles.

We strongly recommend an early viewing to avoid missing out on this exceptional opportunity!



Entrance Hall 12'5" x 2'10" (3.80 x 0.88)

Accessed via composite double glazed door. Power point, radiator, engineered oak flooring, storage cupboard with slatted shelving and Worcester gas fired combination boiler.

Cloakroom 6'5" x 2'7" (1.98 x 0.81)

Low level WC, wall mounted wash hand basin with tiled base and mixer tap over, stainless steel heated towel rail, tiled flooring, partly tiled walls, side aspect upvc frosted double glazed window.

Kitchen 8'10" x 7'10" (2.71 x 2.39)

Range of base, wall and drawer mounted units, solid oak worktop, stainless steel oval sink unit with mixer tap over. Appliance points, power points, double oven/ grill with four ring electric hob and stainless steel extractor hood over. Integral fridge/ freezer, washing machine and dishwasher, engineered oak flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge 15'5" x 13'10" (4.71 x 4.22)

Tv point, telephone point, power points, two radiators, coving, inset ceiling spotlights, engineered oak flooring, wrought iron/ oak staircase leading to the first floor, bespoke feature alcoves, opening to:

Dining Room 13'6" x 7'6" (4.13 x 2.31)

Power points, wall mounted radiator, engineered oak flooring, two velux roof lights, double glazed bi-folding doors opening to the rear garden.

Landing 10'4" x 2'4" (3.17 x 0.73)

Power points. Doors lead off:

Bedroom One 13'9" x 7'10" (4.20 x 2.39)

Tv point, power points, radiator, bespoke set of wooden wardrobes with multiple drawers, pigeon holes and hanging rails. Two rear aspect upvc double glazed windows.

Bedroom Two 9'0" x 7'6" (2.76 x 2.30)

Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Three 8'11" x 6'1" (2.74 x 1.87)

Power points, radiator, front aspect upvc double glazed window.

Bathroom 7'4" x 5'9" (2.24 x 1.77)

Suite comprising tiled panelled bath with separate taps over, folding glass door and shower off the mains with a waterfall shower head. Low level wc, feature wall mounted wash hand basin with a tiled base and mixer tap over, tiled flooring, tiled walls, stainless steel heated towel rail, built in television, inset ceiling spotlights. Access to part boarded and insulated loft space with pull down ladder, side aspect upvc frosted double glazed window.

Outside

To the front of the property there is a block paved driveway suitable for off road parking for one vehicle, adjacent to this there is a tarmacadam driveway suitable for off road parking for a further three/four or five vehicles. Here there is a timber frame carport, outside tap, external power points and outside security lighting. This leads to the:

Garage

Accessed via up 'n' over garage door. Power points, lighting, storage cupboards, space for appliances. Storage above and a side aspect wooden personal door leading to the rear garden.

From the car port there is a wooden gate leading into the rear garden which is also accessed via the dining room onto a good sized decked area suitable for table and chairs, outside power points and security lighting. Decked steps lead up to a good size flat lawn and a further decked patio area suitable for sun loungers or further garden furniture and enclosed by wooden panelled fencing and brick walling. There is also a timber frame cover with a polycarbonate roof suitable for storing multiple items or for housing a barbecue.

Tenure

Freehold

Local Authority

Gloucester County Council
Council Tax Band: C

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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | 74 | |
| (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 | |

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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