



## 3 Marten Close

Abbeymead, GL4 5YG

**Offers in excess of £385,000**



Murdock and Wasley Estate Agents are delighted to present this extended four-bedroom detached home in the popular area of Abbeymead.

This spacious family home offers three reception rooms, providing ample space for comfortable family living. Additional features include an integral garage with a large driveway, an enclosed rear garden, and a garden room complete with a log burner—perfect for relaxation.

For more details or to arrange a viewing, please contact our office.





### Entrance Hall

Accessed via upvc double glazed door, dado rail. Doors leads off:

### Cloakroom

Wall mounted wash hand basin with mixer tap over, low level wc, radiator, front aspect upvc double glazed window.

### Lounge

Tv point, power points, radiators, electric fireplace with laminate surround, understairs storage, stairs to first floor landing. Dado rail, coving, front aspect upvc double glazed window, Doors lead off:

### Dining room

Power points, radiator, space for table and chairs, dado rail, coving.

### Conservatory

Power points, electric wall-mounted radiator, rear and side aspect upvc double glazed windows with French doors leading to the garden.

### Kitchen

Range of base, wall and drawer mounted units, granite worksurfaces, stainless steel sink with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for fridge/freezer, washing machine and tumble dryer. Gas fired combination boiler, radiator, underfloor heating, partly tiled walls, tiled flooring, rear aspect door leading to the garden.

### Landing

Power points, dado rail, access to loft space. Doors lead off.

### Bedroom One

Power points, radiator, cupboard housing immersion tank, front aspect upvc double glazed windows.

### Bedroom Two

Power points, radiator, fitted wardrobe with sliding door, front aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, built in storage cupboard with hanging rail, rear aspect upvc double glazed window.

### Bedroom Four

Power points, radiator, rear aspect upvc double glazed window

### Bathroom

Suite comprising, panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over, heated towel rail, panelled walls, rear aspect upvc double glazed window

### Outside

To the front of the property there is a large tarmac driveway which provides off road parking for up to four vehicles.

To the rear of the property there is a fenced and enclosed private garden which has been utilised for maintenance free living having been laid mainly with astro-turf. There is also a garden room which features power and lighting along with the rare feature of a fitted log burner

### Integral Garage

Accessed via door from kitchen and features up-and-over door, power and lighting.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Gloucester City Council  
Council Tax Band: C

### Awaiting Vendor Approval

These 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		58	74
		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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