



5 Bramble Lawn

Abbeydale, Gloucester, GL4 5YF

£245,000



We are delighted to welcome to the market this beautifully presented, spacious, and airy two double bedroom semi-detached house, located a highly sought after position this is perfectly suited to all first time buyers & investors. The accommodation comprises of: Entrance porch, lounge/diner, modern & recently fitted kitchen. Upstairs are two double bedrooms & bathroom.

Outside we have a generous sized rear garden, along with a GARAGE & DRIVE to the side & front respectively. We feel this wonderful home offers an stylish finish along with the space to go with.



Entrance Porch

Approached via Upvc double glazed front door, laminate flooring, door through to:

Lounge/Diner 13'5 x 13'4 (4.09m x 4.06m)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, stairs leading to first floor, panelling, door to:

Kitchen 13'5 x 9'10 (4.09m x 3.00m)

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

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms, power point.

Bedroom 1 13'0 x 10'3 (3.96m x 3.12m)

Upvc double glazed windows to front, radiator, power points, large storage cupboard.

Bedroom 2 11'11 x 7'11 (3.63m x 2.41m)

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

Bathroom 8'6 x 5'6 (2.59m x 1.68m)

Upvc frosted double glazed window to rear, panelled

bath with shower over, low level wc & pedestal wash hand basin, radiator, tiled walls, recessed down lights.

Rear Garden

A beautifully maintained which is partly paved, partly laid to stone with an area laid to lawn, cold water tap, door to;

Garage

Up & over door.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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