



54 Stonechat Avenue

Abbeydale, Gloucester, GL4 4XE

£295,000



Murdock & Wasley Estate Agents are pleased to bring to the market this four-bedroom detached family home, situated in a popular location close to local amenities and a primary school.

Offered with no onward chain, this spacious home offers great potential and is ideal for a family, though it does require some modernisation. It features an enclosed rear garden and off-road parking for two vehicles. We highly recommend arranging an early viewing to avoid disappointment.



Entrance Hall

Accessed via composite door, power point, radiator, tiled flooring, wooden door to storage cupboard. Doors lead off:

Cloakroom

Low level, pedestal wash hand basin, radiator, wall panelling, side aspect double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, oven/ grill with a four ring hob and extractor hood over. Space for fridge/ freezer, dishwasher and dining table. Worcester gas fired boiler, tiled flooring. Opening to:

Conservatory

Of brick base and wooden construction. Power points, radiator, tiled flooring, inset ceiling spotlights, aspect double glazed doors leading to the garden.

Lounge

Tv point, telephone point, power points, two radiators, coving, two front aspect double glazed windows.

Landing

Access to loft space, side aspect double glazed window. Doors lead off:

Bedroom One

Power points, radiator, rear aspect double glazed window.

Bedroom Two

Power points, radiator, front aspect double glazed window.

Bedroom Three

Power points, radiator, front aspect double glazed window.

Bedroom Four

Power points, radiator, built in wardrobe, rear aspect double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, step in shower cubicle, pedestal wash hand basin, low level wc, heated towel rail, vinyl flooring, side aspect double glazed window.

Outside

The front of the property features a flat lawn surrounded by mature hedging, with a pathway leading to the front door and a gate offering side access to the rear garden.

At the back, there's a flagstone patio, ideal for outdoor dining and entertaining. From here, steps lead up to a lawn enclosed by wooden panel fencing. A wooden gate connects to the driveway, which offers parking space for two vehicles.

Tenure

Freehold

Local Authority

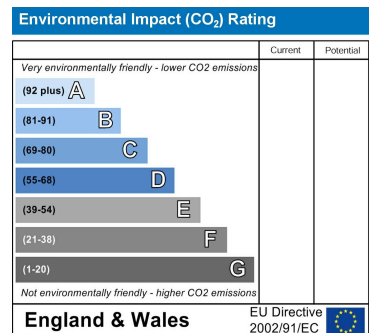
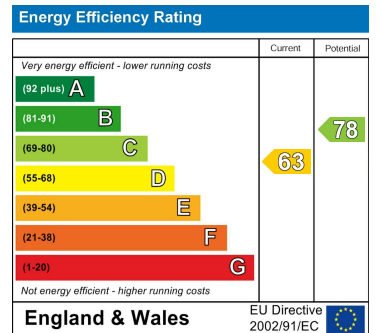
Gloucester City Council
Council Tax Band: D

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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