



1 Cotton Close

Abbeymead, Gloucester, GL4 5BA

£270,000



We are delighted to offer to the market this three bedroom semi-detached home in a quiet cul de sac in Abbeymead. The property is within short distance to local shopping amenities, fantastic schools & bus routes to both Gloucester & Cheltenham.

Internally the property briefly comprises of; Entrance Hallway, Cloakroom, Kitchen, Living/Diner. Upstairs are three bedrooms and a modern family bathroom.

Externally the property offers a generous amount of off road parking for several cars, single garage and enclosed private rear garden. The property also benefits from gas central heating and double glazing.



Entrance Porch

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

Hallway

Approached via door, radiator, doors to cloakroom, kitchen & lounge/diner. Storage cupboard.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator, towel rail, partly tiled walls.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, partly tiled walls, wall mounted combination boiler.

Lounge/Diner

Upvc double glazed sliding doors to rear, television point, two radiators, power points. Stairs leading to first floor.

First Floor Landing

Doors to all rooms.

Bedroom 1

Two Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, heated towel rail, access to loft via hatch.

Lean To

Doors to rear, windows throughout, door to garden & garage.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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		86
(81-91) B		
(69-80) C	69	
(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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