



13 Eagle Way

Abbeydale, Gloucester, GL4 4WS

£350,000



We are delighted to introduce this fantastic detached family home to the market, offering generous living space and a double garage, all while enjoying an open outlook to the front.

The internal living accommodation comprises of: Entrance hallway, shower room, lounge, kitchen & dining area. Upstairs are four double bedrooms & bathroom.

This property requires some general updating internally, making it the perfect blank canvas for buyers looking to add their own personal touch.



Entrance Hallway 6'3 x 4'0 (1.91m x 1.22m)

Approached via front door, radiator, power point, doors leading to both shower room & dining area.

Shower Room 7'7 x 3'0 (2.31m x 0.91m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & cabinet wash hand basin, tiled walls, extractor fan.

Kitchen 11'4 x 10'10 (3.45m x 3.30m)

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, wall mounted boiler, power points, opening too:

Dining Area 15'3 x 10'3 (4.65m x 3.12m)

Upvc sliding doors to rear, radiator, tiled flooring, power points, stairs to first floor, door too:

Lounge 22'0 x 13'2 (6.71m x 4.01m)

Two Upvc double glazed windows to front, television point, radiator, solid oak flooring, power points.

First Floor Landing 6'2 x 5'10 (1.88m x 1.78m)

Upvc double glazed windows to side, access to loft via hatch, doors to all rooms.

Bedroom 1 13'4 x 10'5 (4.06m x 3.18m)

Upvc double glazed windows to front, built in wardrobes, radiator, power points, recessed down lights.

Bedroom 2 10'2 x 9'3 (3.10m x 2.82m)

Upvc double glazed windows to front, radiator, power points, laminate flooring, built in wardrobe.

Bedroom 3 9'2 x 8'11 (2.79m x 2.72m)

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

Bedroom 4 10'5 x 8'11 (3.18m x 2.72m)

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

Bathroom 8'9 x 6'1 (2.67m x 1.85m)

Upvc double glazed frosted window to side, low level wc & 2 x cabinet wash hand basin, partly tiled walls, recessed down lights.

Rear Garden

An enclosed area which is partly paved with a small area laid to lawn, gated side & rear access. Door to:

Double Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

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		
(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		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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