



# 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/drainer, 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.

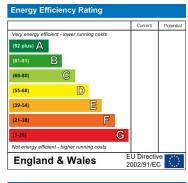
### **Local Authority**

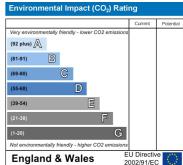
Gloucester City Council- Band D

# **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.







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