



8 Combrook Close

Abbeymead, Gloucester, GL4 5UN

£445,000



We are delighted to welcome to the open market this much-loved and generously sized four-bedroom detached home, perfectly positioned in the heart of the ever-popular Abbeymead area. Offering an abundance of space both inside and out, this property is an ideal choice for growing families seeking a home on a generous plot.

Internal living accommodation comprises of: Entrance hallway, cloakroom, lounge, kitchen, dining room & utility. Upstairs are four bedrooms, dressing area, en-suite & master bathroom. Outside we have an enclosed garden with double garage & ample parking to front.

This fantastic family home is ready for its next chapter and must be viewed to be fully appreciated.



Entrance Hallway 14'0 x 8'10 (4.27m x 2.69m)

Approached via double glazed front door, radiator, power points, stairs leading to first floor with under stairs storage, doors to lounge, dining room, cloakroom & kitchen.

Cloakroom 5'6 x 2'9 (1.68m x 0.84m)

Low level wc & pedestal wash hand basin, partly tiled walls, towel rail, radiator.

Lounge 21'10 x 12'10 (max) (6.65m x 3.91m (max))

Upvc double glazed windows to front & Upvc double glazed french doors to rear, two radiators, Minster fire place, power points, television point.

Dining Room 9'4 x 9'0 (2.84m x 2.74m)

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

Kitchen 12'8 x 10'0 (3.86m x 3.05m)

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

Utility Room 7'9 x 5'6 (2.36m x 1.68m)

Double glazed door to side, window to side, base level units with roll edge work tops, plumbing & space for appliances, radiator, partly tiled walls, power points.

First Floor Landing

Upvc double glazed window to front, access to loft via hatch, airing cupboard, door leading to all rooms.

Bedroom 1 11'11 x 11'6 (3.63m x 3.51m)

Upvc double glazed windows to rear, radiator, power points, television point, archway to:

Dressing Area 6'10 x 3'9 (2.08m x 1.14m)

Radiator, built in wardrobes, door to:

En-Suite 6'6 x 5'2 (1.98m x 1.57m)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, shaver point, radiator.

Bedroom 2 12'0 x 9'5 (3.66m x 2.87m)

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

Bedroom 3 12'5 x 6'4 (3.78m x 1.93m)

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

Bedroom 4 8'10 x 6'11 (2.69m x 2.11m)

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

Bathroom 8'9 x 4'11 (2.67m x 1.50m)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, selection of trees, cold water tap, ornamental pond, gated side access, access to double garage.

Double Garage

Up & over doors with power & lighting. Boiler.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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		83
(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	

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