



3 Laxton Road

Abbeymead, Gloucester, GL4 5YP

£240,000



Murdock and Wasley Estate Agents are thrilled to present this beautifully maintained and much-loved two-bedroom terraced home, nestled at the end of a cul-de-sac in the highly sought-after area of Abbeymead.

Immaculately presented throughout, this fantastic property boasts two spacious reception rooms, a well-appointed kitchen and a stylish bathroom. Additional benefits include gas central heating and UPVC double glazing, ensuring comfort and efficiency year-round.

To the rear, you'll find a beautifully enclosed garden, perfect for relaxing or entertaining. Ideally situated close to picturesque green spaces, a wealth of local amenities and excellent transport links.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor with storage beneath. Doors to:

Kitchen

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap, oven/grill with gas hob and extractor above. Appliance points, power points. Space for fridge/freezer and washing machine. Part tiled walls. front aspect upvc double glazed bay window.

Lounge

Tv point, power points, radiator, rear aspect window and door to:

Conservatory

Power points, side and rear aspect upvc double glazed windows with French doors leading into the garden

Landing

Power points, access to loft space via hatch. Doors lead off.

Bedroom One

Power points, radiator, built in wardrobe and storage cupboard, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising: Panelled bath with rainfall shower and separate shower attachment, vanity wash hand basin with storage below and mixer tap above, low-level wc, wall mounted mirrored cupboard, heated towel rail, part tiled walls, laminate flooring, extractor fan, rear aspect upvc double glazed window

Outside

The front of the property features an allocated parking space, with an additional space to the side.

To the rear, there is a well-maintained garden, primarily laid to lawn, complemented by a patio seating area. The garden is enclosed by wood panel fencing and includes a rear access gate

Tenure

Freehold

Services

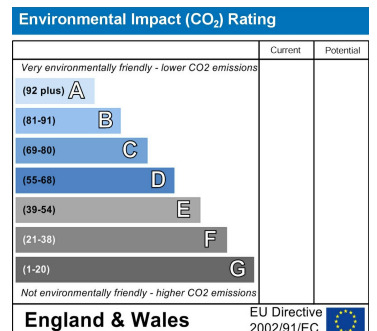
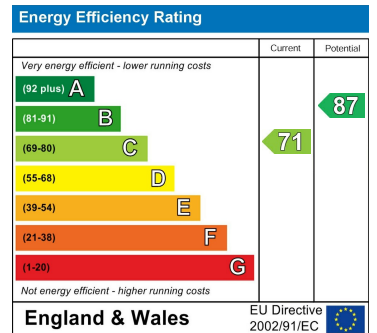
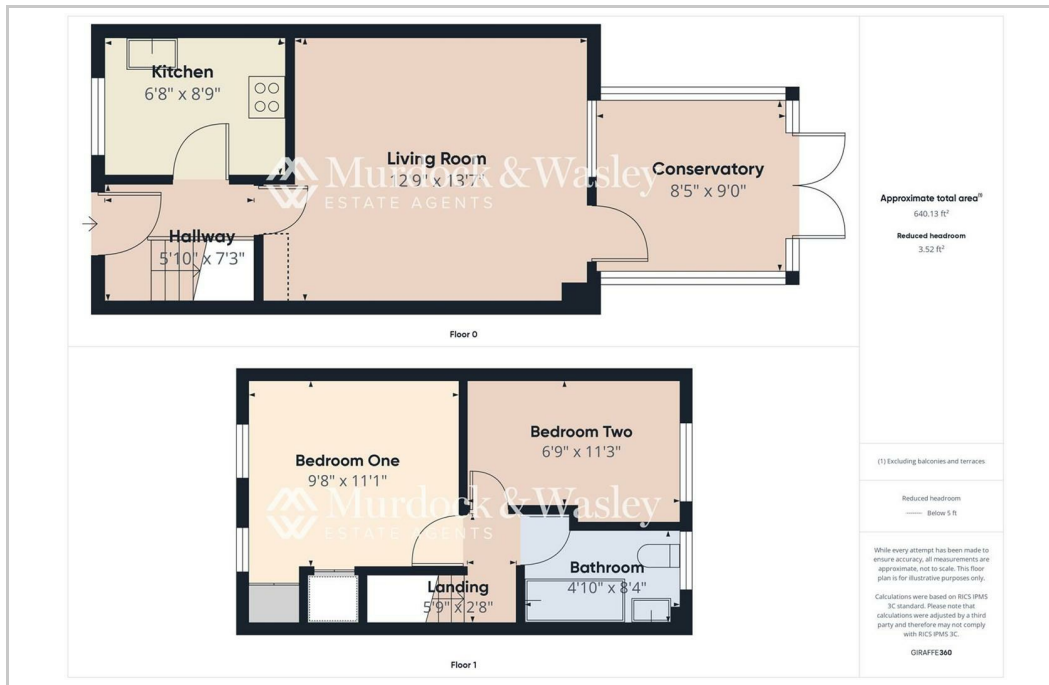
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council
Council Tax Band: B

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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