



## 10 Attlebridge Way

Kingsway, Gloucester, GL2 2HY

**Offers over £265,000**



We are delighted to bring to the market this beautifully presented three-bedroom terraced home, situated in a popular and convenient location.

Perfectly suited for first-time buyers, this property offers modern living spaces and the added benefit of two parking spaces to the front. In terms of the internal accommodation, on the ground floor we have; Entrance hallway, cloakroom, lounge & kitchen/diner. Upstairs are three bedrooms, en-suite & bathroom.





### Entrance Hallway

Approached via double glazed front door, radiator, storage cupboard, stairs leading to first floor, door to:

### Lounge 13'10" x 12'2" (4.22m x 3.71m)

Upvc double glazed window to front, radiator, power points, television point, central heating thermostat, door through to kitchen/diner.

### Cloakroom 6'0" x 3'4" (1.83m x 1.02m)

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

### Open Plan Kitchen/Diner 15'4" x 9'3" (4.67m x 2.82m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in fridge/freezer, washing machine & dishwasher, radiator, under stairs storage cupboard, cupboard housing combination boiler.

### First Floor Landing

Access to loft via hatch, radiator, doors to all rooms.

### Bedroom 1 11'0" x 9'9" (3.35m x 2.97m)

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

### En-Suite 5'7" x 5'5" (1.70m x 1.65m)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

### Bedroom 2 10'7" x 8'6" (3.23m x 2.59m)

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

### Bedroom 3 11'6" x 6'7" (3.51m x 2.01m)

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

### Bathroom 6'7" x 5'6" (2.01m x 1.68m)

Panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, radiator.

### Rear Garden

An enclosed area which is partly paved with an area laid to artificial lawn, shed, gated rear access.

### Front

Two parking spaces to front.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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		97
(81-91) B	85	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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