



38 Ladychapel Road

Abbeymead, Gloucester, GL4 5FQ

Offers in excess of £340,000



We are delighted to bring to the market this well-maintained three-bedroom detached family home, situated in a highly desirable cul-de-sac in Abbeymead. Offering a perfect blend of comfort and convenience, this home is ideally suited for first-time buyers or growing families.

The internal living accommodation comprises of: Entrance porch, lounge/diner, kitchen, three double bedrooms & bathroom. Outside to the rear we have an enclosed garden while to the front we have a garage & driveway.

Located in a sought-after area, this home is within close proximity to excellent schools, local amenities, and transport links, making it an excellent choice for family living.



Entrance Porch 4'7 x 3'0 (1.40m x 0.91m)

Approached via Upvc double glazed front door, door through too:

Lounge/Diner 23'3 x 11'9 (7.09m x 3.58m)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, television point, radiator, power points, laminate wood flooring, opening to kitchen & door to inner hall.

Kitchen 9'9 x 8'8 (2.97m x 2.64m)

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

Inner Hallway

Stairs leading to first floor, door to:

Cloakroom 4'7 x 2'10 (1.40m x 0.86m)

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

First Floor Landing

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

Bedroom 1 10'1 x 9'6 (3.07m x 2.90m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes. Door to:

En-Suite 6'2 x 4'8 (1.88m x 1.42m)

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

Bedroom 2 10'11 x 8'10 (3.33m x 2.69m)

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

Bedroom 3 9'0 x 7'2 (2.74m x 2.18m)

Two Upvc double glazed windows to front, radiator, power points, laminate flooring.

Bathroom 8'3 x 4'11 (2.51m x 1.50m)

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

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

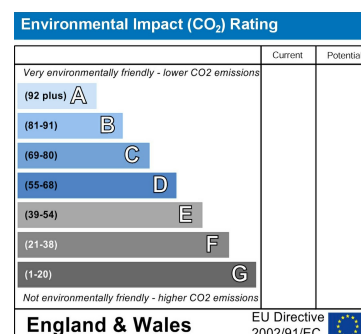
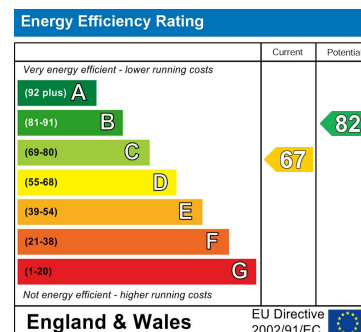
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band D

Awaiting Vendor Approval

These 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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