



## 10 Fern Lawn

Abbeydale, Abbeydale, GL4 5XS

**£350,000**



We are delighted to welcome to the market this exceptionally presented three-bedroom detached bungalow, tucked away in a quiet and highly sought-after cul-de-sac in Abbeydale. Internal living accommodation comprises of: Entrance hallway, kitchen, utility, lounge, three bedrooms, shower room & snug.

Outside to the rear we have an enclosed & manageable garden with driveway directly to the front.

The current owners have transformed the property throughout, offering a stylish and contemporary interior that is truly move-in ready.



**Entrance Hallway 4'10 x 3'8 (1.47m x 1.12m)**

Approached via Upvc double glazed front door, radiator, half carpet, half laminate flooring, power points, access to loft via hatch.

**Kitchen 8'3 x 7'1 (2.51m x 2.16m)**

Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in fridge/freezer, partly tiled walls, power points.

**Utility 7'2 x 4'9 (2.18m x 1.45m)**

Upvc double glazed window & door to side, eye & base level units with roll edge work tops, wall mounted combination boiler, plumbing & space for both washing machine & tumble dryer.

**Snug 8'0 x 7'11 (2.44m x 2.41m)**

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

**Lounge 17'6 x 10'4 (5.33m x 3.15m)**

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

**Bedroom 1 12'6 x 9'11 (3.81m x 3.02m)**

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

**Bedroom 2 11'4 x 8'4 (3.45m x 2.54m)**

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

**Bedroom 3 ( Current Dining Room) 11'2 x 7'4 (3.40m x 2.24m)**

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

**Shower Room 6'0 x 5'5 (1.83m x 1.65m)**

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

**Rear Garden**

A maintenance free enclosed garden which is south facing. A large paved area. access to workshop, gated rear access.

**Tenure**

Freehold.

**Services**

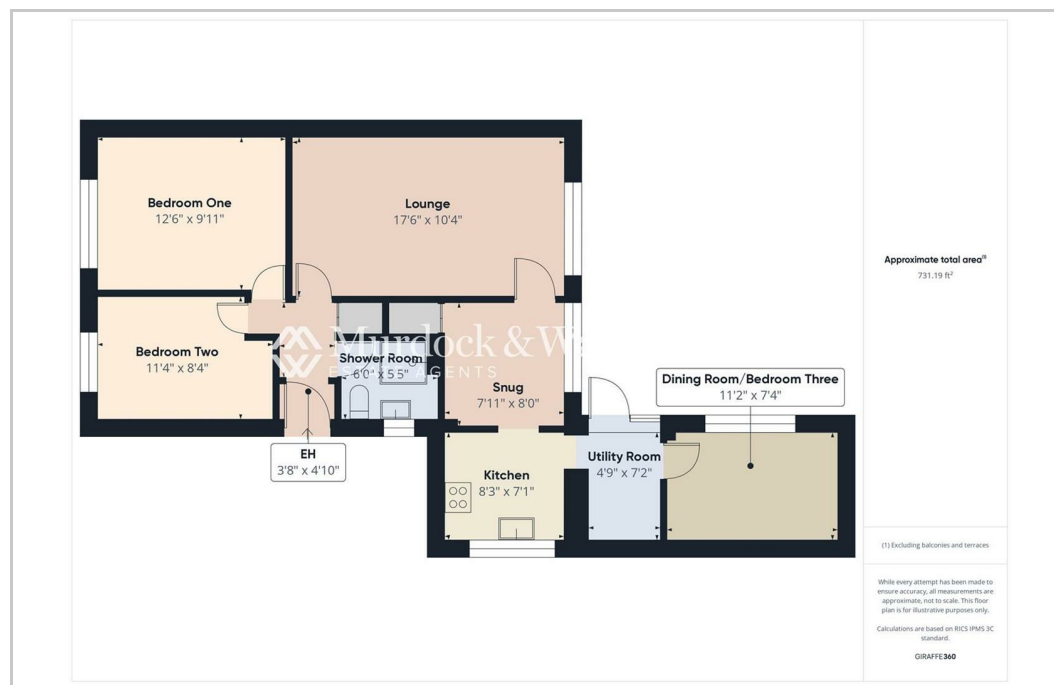
Mains water, gas, electricity & drainage.

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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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