



## 59 Bodenham Field

Abbeymead, GL4 5TP

**Offers in excess of £300,000**



We are delighted to welcome to the market this beautifully appointed semi detached home tucked off a popular cul-de-sac in Abbeymead. Perfectly suited for first time buyers early viewing is strongly advised.

The living accommodation comprises of: Entrance hallway, cloakroom, modern fitted kitchen & lounge/diner. Upstairs we have three bedrooms, en-suite & bathroom. Outside to the rear is an enclosed garden with garage & driveway directly to the side.





**Entrance Hallway 10'0 x 3'6 (3.05m x 1.07m)**

Approached via double glazed front door, radiator, laminate flooring, recessed down light, stairs leading to first floor, doors to cloakroom, kitchen & lounge/diner.

**Cloakroom 5'1 x 3'0 (1.55m x 0.91m)**

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, partly tiled walls, fuse panel.

**Kitchen 10'0 x 8'0 (3.05m x 2.44m)**

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, integral appliances, cupboard housing boiler, laminate flooring, recessed down lights, partly tiled walls, power points.

**Lounge/Diner 15'9 x 14'11 (4.80m x 4.55m)**

Upvc double glazed windows & french doors to rear, television point, power points, laminate flooring, recessed down lights, large storage cupboard.

**First Floor Landing**

Recessed down lights, power point, airing cupboard, doors to all rooms.

**Bedroom 1 9'4 x 9'1 (2.84m x 2.74m)**

Upvc double glazed windows to front, radiator, power points, door to:

**En-Suite 5'4 x 5'1 (1.63m x 1.55m)**

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

**Bedroom 2 9'10 x 8'9 (3.00m x 2.67m)**

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

**Bedroom 3 10'0 x 5'10 (3.05m x 1.78m)**

Upvc double glazed windows to rear, radiator, power points, access to loft via hatch.

**Bathroom 6'4 x 6'0 (1.93m x 1.83m)**

Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls, recessed down lights.

**Rear Garden**

Wrap around garden which is partly paved with an area laid to lawn, cold water tap, gated side access. Access to garage.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

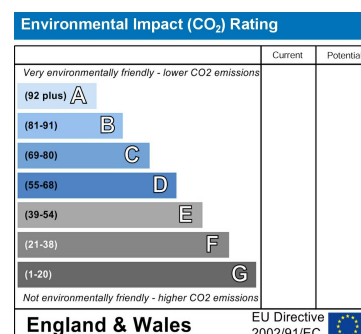
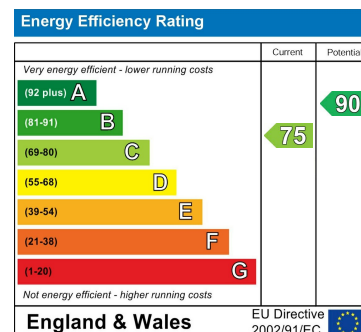
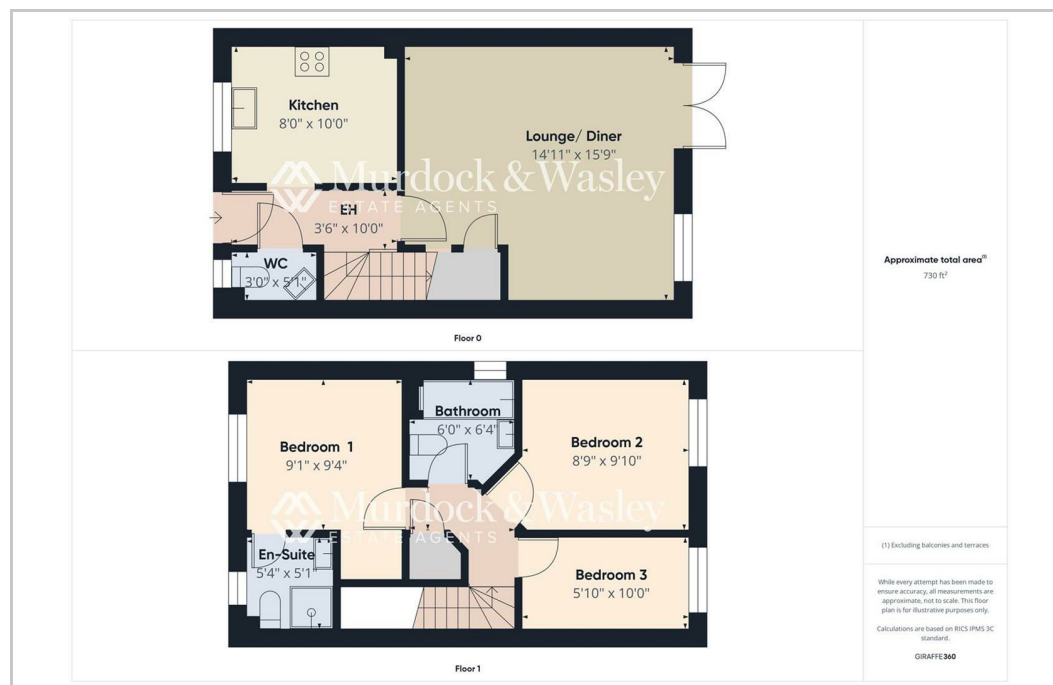
Mains water, gas, electricity & drainage.

**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.



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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

