



60 Baptist Close

Abbeymead, Gloucester, GL4 5GD

£359,950



We are delighted to bring to the open market this beautifully presented detached home, tucked away at the end of a sought-after cul-de-sac in the ever-popular Abbeymead area.

Finished to a high standard throughout, the property offers a perfect blend of modern living and comfortable space, making it an ideal purchase for growing families or first-time buyers alike.

Externally, the property boasts a private rear garden, ideal for relaxing or entertaining, along with off-road parking and a garage.



Entrance Hallway 4'10 x 4'5 (1.47m x 1.35m)

Approached via front door, radiator, laminate flooring, stairs leading to first floor. Door to:

Lounge 13'9 x 9'10 (4.19m x 3.00m)

Windows to front, television point, radiator, power points, under stairs storage cupboard, door through to:

Kitchen/Diner 13'5 x 9'1 (4.09m x 2.77m)

Windows to rear, sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, built in fridge/freezer, plumbing & space for washing machine & dishwasher partly tiled walls, power points, laminate flooring.

Conservatory 12'0 x 8'10 (3.66m x 2.69m)

Upvc double glazed french doors to side, Upvc double glazed windows throughout, pvc roof, laminate flooring.

First Floor Landing 6'6 x 6'4 (1.98m x 1.93m)

Access to loft via hatch, doors to all rooms.

Bedroom 1 10'5 x 10'0 (3.18m x 3.05m)

Windows to front, built in wardrobes, radiator, power points, airing cupboard, opening to:

Shower Room

Shower cubicle, pedestal wash hand basin, towel rail, tiled walls.

Bedroom 2 15'11 x 8'2 (4.85m x 2.49m)

Windows to both front & rear, radiator, power points.

Bedroom 3 10'9 x 7'0 (3.28m x 2.13m)

Windows to rear, radiator, power points.

Bathroom 6'1 x 5'2 (1.85m x 1.57m)

Frosted windows to rear, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, shaver point, radiator.

Rear Garden

A beautifully enclosed & private south facing garden which is partly paved with an area laid to lawn, gated side access Door to:

Garage 15'8 x 8'4 (4.78m x 2.54m)

Up & over door with power & lighting, wall mounted combination boiler.

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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