



## 71 Swift Road

Abbeydale, GL4 4XH

**£260,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this three-bedroom semi-detached home in the sought-after Abbeydale area. Overlooking a tree-lined green, the property is close to local amenities, highly rated schools, and regular bus routes to the city centre.

The accommodation includes an entrance hall, a spacious lounge/diner with bay window, fitted kitchen, and under-stairs storage. Upstairs offers two double bedrooms (the master with fitted wardrobes), a single bedroom with storage, and a family shower room.

Outside features an enclosed rear garden with lawn and patio, side access, driveway parking, and a single garage with power and lighting.





### Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing, under stairs storage cupboard. Doors lead off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for cooker, fridge/freezer, dishwasher and washing machine. Partly tiled walls, door to pantry, vinyl flooring, rear aspect upvc double glazed window, side aspect upvc double glazed door.

### Lounge/ Diner

Tv point, telephone point, power points, two radiators, feature fireplace, space for dining table, coving, front aspect upvc double glazed bay window, rear aspect upvc double glazed door and window.

### Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

### Bathroom

Suite comprising step in shower cubicle with electric shower, low level wc, pedestal wash hand basin. Radiator, fully tiled walls, door to airing cupboard housing the immersion heater, inset ceiling spotlights, shaver point, rear aspect upvc double glazed window.

### Outside

To the front of the property is a neat lawn with a pathway leading to the front door and continuing along the side, providing convenient access to the rear garden.

The rear of the property boasts a south-west facing garden, perfect for enjoying the afternoon and evening sun. It features a block-paved patio area, ideal for outdoor dining and entertaining, which steps onto a well-maintained lawn bordered by a variety of mature trees and shrubs.

A wooden gate provides access to an off-road parking space and a garage, which is fitted with an up-and-over door and a personnel door leading directly into the garden.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: C

### Services

Mains water, gas, electricity and drainage

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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