



9 Buttington

Abbeymead, Gloucester, GL4 5TA

£245,000



Murdock & Wasley Estate Agents are delighted to present this fantastic two bedroom semi-detached house. Tucked away in a quiet and sought-after the property is close to a range of local amenities and is offered to the market with no onward chain.

Ideal for first-time buyers, the accommodation includes a well-equipped kitchen, cloakroom, and a spacious lounge/diner. Upstairs, there are two bedrooms and a shower room.

Outside, the property boasts an enclosed rear garden and a driveway providing off-road parking for two vehicles.



Kitchen

Accessed via upvc double glazed door, range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring electric hob with extractor hood over, fridge/freezer. Partly tiled walls, door to storage cupboard, laminate flooring, front aspect upvc double glazed window. Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin with storage below and mixer tap over, partly tiled walls, heated towel rail, laminate flooring, side aspect upvc double glazed window.

Lounge/Diner

Tv point, telephone point, power points, electric radiator, stairs to first floor landing, laminate flooring, rear aspect upvc double glazed sliding door leading to the garden.

Landing

Power point, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, electric heater, door to storage cupboard, rear aspect upvc double glazed window.

Bedroom Two

Power points, electric radiator, front aspect upvc double glazed window.

Bathroom

Suit comprising panelled bath with shower off the mains

over, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, heated towel rail, door to storage cupboard, front aspect upvc double glazed window.

Outside

At the front of the property, there is a flat laid lawn with mature shrubs leading to the front door, which is sheltered by a canopy porch.

To the side, a tarmac driveway provides off road parking for two vehicles, along with a wooden gate giving access to the rear garden.

At the rear, the fully enclosed garden features a patio area ideal for outdoor furniture and entertaining, which then extends to a spacious, flat laid lawn.

Tenure

Freehold.

Services

Mains water & drainage.

Local Authority

Gloucester City Council.
Council Tax Band: B

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) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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