



12 Filbert Close

Abbeydale, Gloucester, GL4 5EX

£259,950



Murdock and Wasley Estate Agents are delighted to present this extended three-bedroom mid-terrace home, ideally positioned in a sought after area close to local amenities, highly regarded schools, and regular bus routes to the city centre.

The property is offered with no onward chain and provides generous living space throughout, including two reception rooms, a convenient utility area, and three bedrooms served by a family bathroom - making it an ideal first home.

Outside, there is a low-maintenance, well-presented enclosed rear garden, along with a driveway providing off-road parking and access to a garage.



Entrance Hall

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

Utility

Power points, space for appliances.

Lounge

Power points, radiator, rear aspect upvc double glazed sliding door to:

Dining Room

Power points, electric heater, space for dining table and chairs, inset ceiling spotlights, rear aspect upvc double glazed windows and French doors leading to the garden.

Kitchen

Range of base, drawer and wall mounted units, laminate worktop, one and a half bowl sink unit with mixer tap over. Appliance points, power points, four ring induction hob with extractor hood over, integral cooker, fridge and washing machine, radiator, inset ceiling spotlights.

Landing

Access to loft space. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

Outside

The front of the property features a driveway providing off-road parking, leading to a garage with an up-and-over door. Beside the driveway is a neatly laid lawn that leads to the front door, sheltered by a porch.

To the rear, the property boasts a fully enclosed garden featuring a paved patio area ideal for outdoor dining and relaxation, complemented by a neatly laid lawn bordered with decorative pebbles.

Tenure

Freehold.

Services

Mains water, gas, electricity & 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		
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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