



## 64 Eagle Way

Abbeydale, Gloucester, GL4 4WS

**Offers in excess of £280,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this fantastic opportunity to acquire an extended three-bedroom semi-detached home, ideally positioned in a popular location close to well-regarded schools and a range of local amenities.

The well-presented ground floor boasts a stylish open-plan kitchen/diner, perfectly suited to modern living and entertaining, along with a bright and inviting lounge that offers an ideal space to unwind. A practical utility room with WC adds further convenience. To the first floor, the property offers three generously sized bedrooms, serviced by a separate bathroom and WC, providing a functional layout well suited to family life.

Externally, the home enjoys a private enclosed rear garden along with a garage and driveway for off-road parking. Combining space, convenience, and a sought-after setting, this property is expected to appeal to a broad range of buyers, and early viewing is highly recommended.





### Entrance Hall

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

### Utility

Low level wc, base and wall mounted units, appliance points, power points, space for washing machine, side aspect upvc double glazed window.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, two oven/ grills with four ring induction hob and extractor hood over. Integral fridge, freezer and dishwasher. Space for dining table, radiator, inset ceiling spotlights, understairs storage cupboard, rear aspect upvc double glazed window and French doors leading to the garden.

### Lounge

Tv point, telephone point, power points, radiator, feature electric fireplace, front aspect upvc double glazed window.

### Landing

Wooden door to airing cupboard, access to loft space, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobe with mirror fronted door, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, built in wardrobe with mirror fronted door, rear aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower off the mains and a vanity wash hand basin. Heated towel rail, vinyl flooring, rear aspect upvc double glazed window.

### WC

Low level wc, wall mounted wash hand basin, vinyl flooring, side aspect upvc double glazed window.

### Outside

The rear of the property enjoys a fully enclosed garden, perfectly designed for relaxation and entertaining. A paved patio provides an ideal space for al fresco dining, flowing seamlessly onto a level lawn framed by mature borders and decorative gravel areas. A wooden gate offers convenient access to the driveway, while the garage benefits from both a front up-and-over door and a rear aluminium door, complete with internal power and lighting, offering flexibility and practicality.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electricity and drainage.

### 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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

