



## 11 Harleys Field

Abbeymead, Gloucester, GL4 4RN

**Offers in excess of £315,000**



Discover the perfect start to your homeownership journey with this spectacularly presented three-bedroom semi-detached home, nestled in a highly desirable cul-de-sac within the vibrant Abbeymead community. This property stands out as an exceptional find, boasting a blend of modern living, comfort, and convenience, all wrapped up in a welcoming package that's sure to capture the hearts of first-time buyers.

The accommodation currently comprises of: Entrance hallway, cloakroom, lounge, kitchen/diner, three bedrooms & bathroom. Outside we have a generous size garden & garage & parking also included.



### Entrance Hallway 10'7" x 3'4" (3.24 x 1.03)

Approached via Upvc double glazed front door, engineered wood flooring, radiator, stairs leading to first floor, doors to cloakroom & lounge. Central heating thermostat.

### Cloakroom 5'2" x 3'0" (1.60 x 0.92)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, engineered wood flooring, heated towel rail, towel rail.

### Lounge 15'0" x 14'10" (4.58 x 4.53)

Upvc double glazed windows to front, radiator, power points, television point. Door too:

### Kitchen/Diner 14'10" x 10'2" (4.54 x 3.10)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, integral fridge/freezer, plumbing for washing machine, cupboard housing combination boiler, radiator, power points, partly tiled walls, recessed down lights.

### First Floor Landing

Access to loft via hatch, airing cupboard, power point, door to all rooms.

### Bedroom 1 12'4" x 8'2" (3.76 x 2.50)

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

### Bedroom 2 11'0" x 8'5" (3.37 x 2.57)

Upvc double glazed windows to front, radiator, power points.

### Bedroom 3 9'2" x 6'6" (2.81 x 2.00)

Upvc double glazed windows to rear, radiator, power points.

### Bathroom 6'3" x 5'7" (1.91 x 1.71)

Upvc frosted double glazed windows to front, paneled bath with shower over, low level wc & pedestal wash hand basin, heated towel, tiled walls, recessed down lights.

### Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn with a raised decking area. Cold water tap, door to garage.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

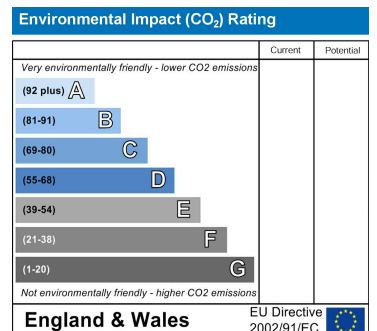
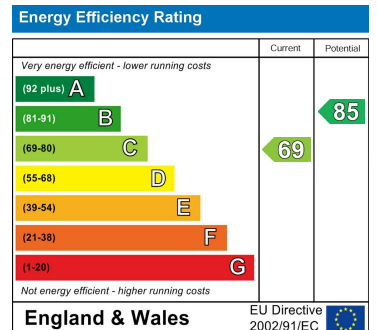
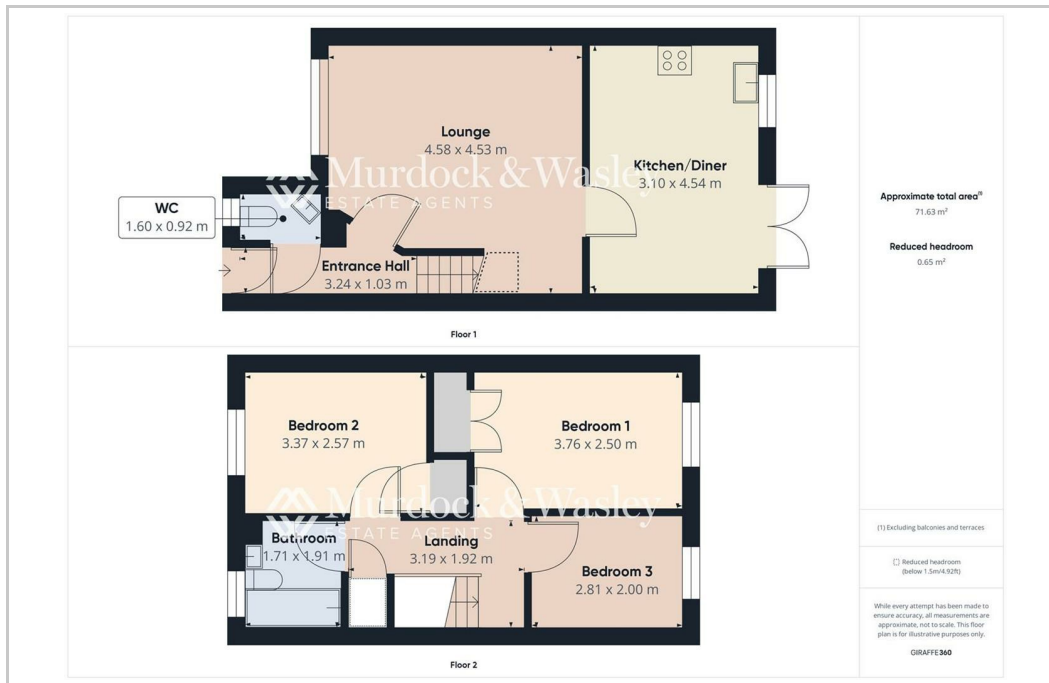
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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