



2 Edgeworth Close, Abbeymead, Gloucester, Gloucestershire, GL4 4SD

£200,000

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Farr & Farr Sales Lettings 

**2 Edgeworth Close, Abbeymead,
Gloucester, GL4 4SD**

£200,000

This two bedroom house sits in a quiet corner of Abbeymead which benefits from a garden and parking and is available with no onward chain.

The front door opens in to a small entrance hall and into the kitchen which is fitted with a range of wall and base units and overlooks the front aspect of the property. To the rear, the living room features French doors which open out to the back garden.

Stairs lead to the first floor of the property with two bedrooms, a double and a single, facing opposite aspects of the property. Completing the property is the bathroom fitted with WC, basin and bath with shower over.

Edgeworth Close is cul de sac with excellent access to local parks and amenities.

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Entrance Hall 8' 3" x 5' 10" (2.506m x 1.780m)
Upvc front door. Laminate flooring. Radiator. Cupboard.

Kitchen 8' 3" x 5' 10" (2.502m x 1.774m)
Range of wall, base and drawer units. Laminate worktop over. Stainless steel sink with draining board and mixer tap. Oven. Gas hob. combi boiler. Part-tiled walls. Laminate flooring. Double glazed window to front.

Living Room 11' 10" x 11' 8" (3.596m x 3.545m)
Double glazed French doors to rear garden. Carpet. Radiator. Understairs cupboard.

First Floor Landing
Carpet. Access to loft via hatch.

Bedroom One 11' 6" x 11' 8" (3.50m x 3.56m)
Two double glazed windows to front. Carpet. Radiator. Cupboard.

Bedroom Two 8' 6" x 5' 2" (2.590m x 1.567m)
Double glazed window to rear. Carpet. Radiator.

Bathroom 6' 6" x 5' 11" (1.972m x 1.792m)
Frosted double glazed window to rear. WC. Basin. Bath with shower over. Heated towel rail. Panelled walls. Vinyl floor.

Rear External

Patio. Lawn with path. Fence surround.

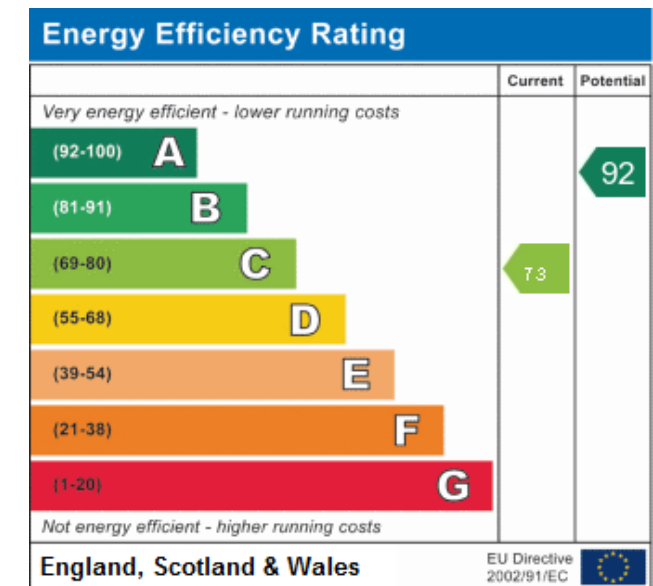
Front External

Allocated parking to the front. Lawn with path to front door.

Agents Notes

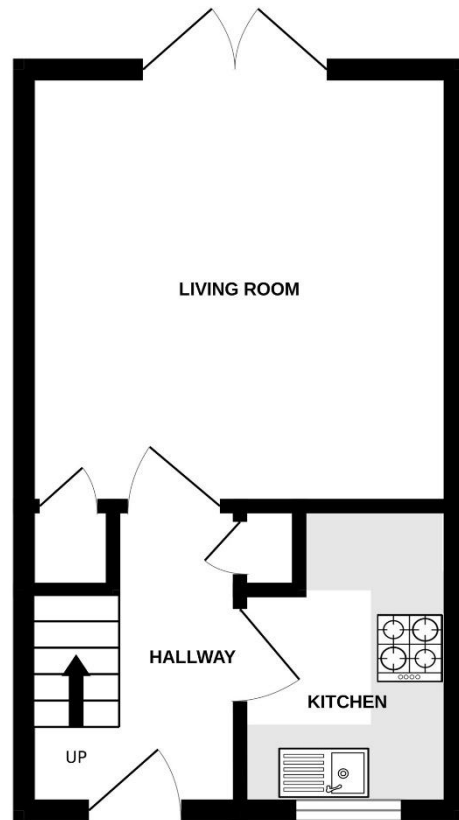
Council Tax - Band B

EPC Rating - C

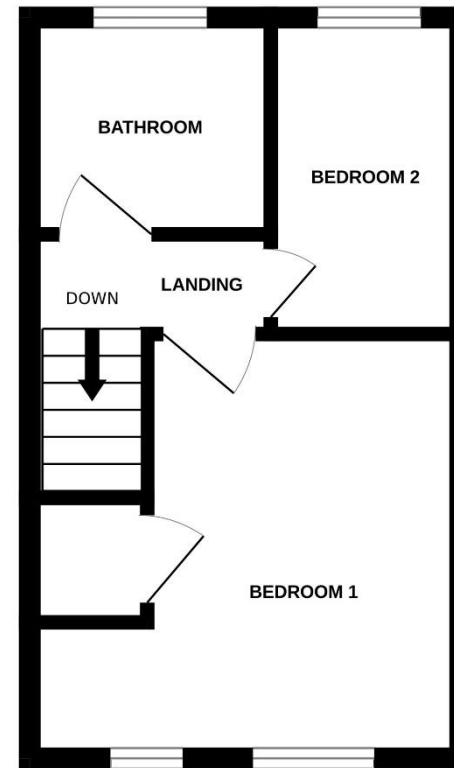




GROUND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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