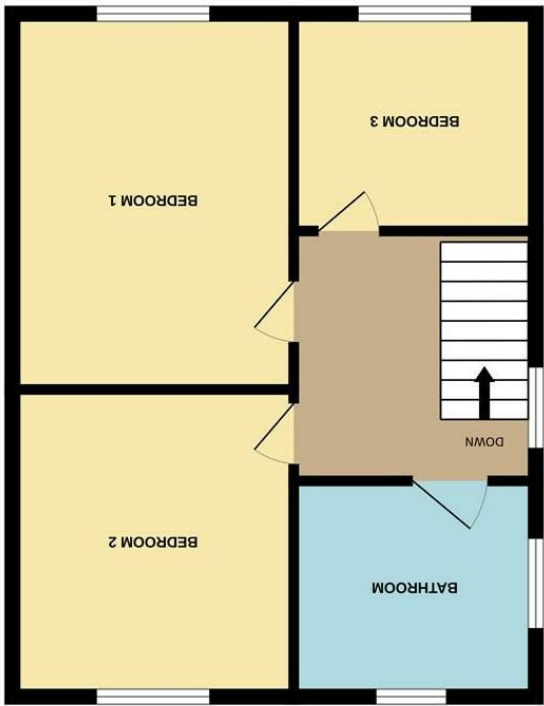
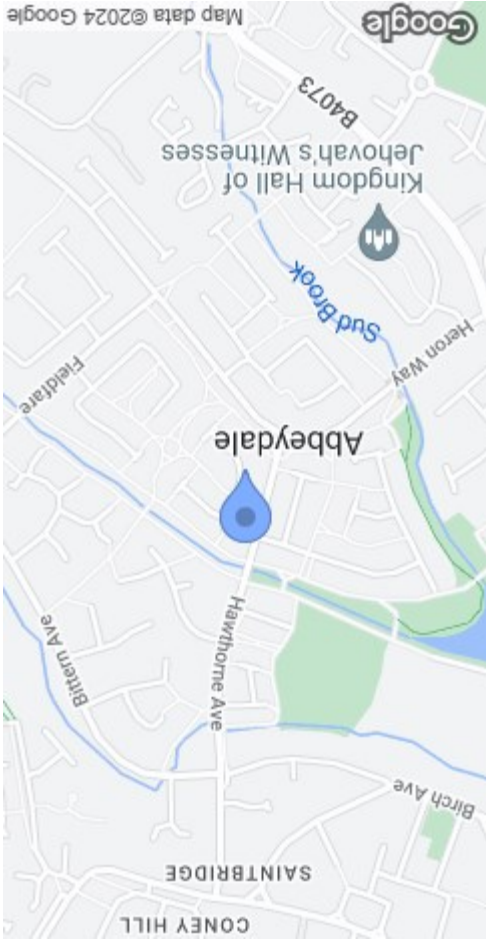


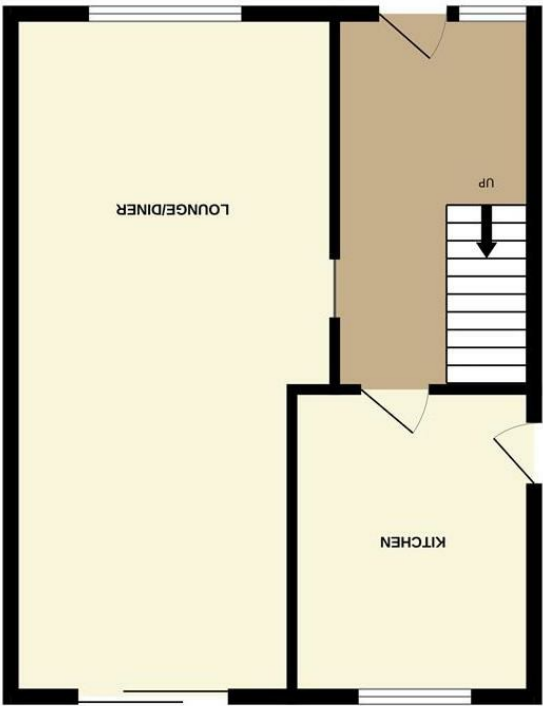
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	
Current	Future
Very energy efficient - low running costs	
A	A
Energy efficient - low running costs	
B	B
Decent energy efficiency - low running costs	
C	C
Average energy efficiency - average running costs	
D	D
Below average energy efficiency - high running costs	
E	E
Poor energy efficiency - high running costs	
F	F
Very poor energy efficiency - very high running costs	
G	G
Minimum energy efficiency - very high running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Future
Very low CO ₂ emissions	
A	A
Low CO ₂ emissions	
B	B
Decent CO ₂ emissions	
C	C
Average CO ₂ emissions	
D	D
Below average CO ₂ emissions	
E	E
Poor CO ₂ emissions	
F	F
Very poor CO ₂ emissions	
G	G
Minimum CO ₂ emissions	
EU Directive 2002/91/EC	



1ST FLOOR



GROUND FLOOR



67 Eagle Way
Abbeydale, Gloucester GL4 4WS

£240,000

Three bedroom semi detached family home in need of some updating situated in this popular location and is offered with no onward chain.

The accommodation comprises entrance hall, lounge and dining area, fitted kitchen whilst to the first floor three bedrooms and family bathroom.

Additional benefits include gas fired central heating, upvc double glazing throughout, off road parking, enclosed front and rear gardens, garage with an attached workshop.

Most of the Abbeydale was green fields until around 1970 it was officially known as "The Land to the East", before the Heron Park development was constructed by Heron Homesteads. In 1975, contracts were signed for the construction of Heron Primary School, which opened in 1977 followed by the Glevum way shopping centre. Over the following years a community centre, doctor's surgery, pub (the Ridge & Furrow) and veterinary clinic were built beside the Supermarket.



Composite door with a matching glazed side panel leads into:

ENTRANCE HALL

Radiator, stairs leading off with storage cupboard under.

KITCHEN

10'2" x 8'10" (3.1m x 2.7m)

Modern white fitted kitchen with base, drawer and wall mounted units, roll edge worksurfaces, stainless steel sink and drainer unit with a mixer tap, gas five ring hob with a double electric oven and extractor hood above, tiled splashbacks, radiator, space and plumbing for automatic washing machine, cupboard housing the gas fired combination boiler, space for larder style fridge/freezer, upvc double glazed window to the rear garden, upvc part glazed door to side aspect.

LOUNGE

11'9" x 11'9" (3.6m x 3.6m)

Radiator, power points, laminate flooring, upvc double glazed window to front aspect, opening through to:

DINING ROOM

11'1" x 8'10" (3.4m x 2.7m)

Radiator, upvc double glazed sliding patio doors onto the rear garden.

From the entrance hall stairs lead to the first floor.

LANDING

Various doors leading off, airing cupboard, access into the roof space, upvc double glazed window to side aspect.

BEDROOM 1

12'1" x 9'10" (3.7m x 3m)

Built in wardrobe, radiator, upvc double glazed window to front aspect.

BEDROOM 2

9'10" x 9'2" (3m x 2.8m)

Built in wardrobe, radiator, laminate wood flooring. upvc double glazed window to rear aspect.

BEDROOM 3

8'10" x 7'10" (2.7m x 2.4m)

Radiator, power points, upvc double glazed window to front aspect.

FAMILY BATHROOM

White suite comprising panelled bath with an electric shower over, pedestal wash hand basin, close coupled w.c., fully tiled walls, wall mounted heated towel rail, upvc double glazed opaque windows to rear and side aspects.

OUTSIDE

The front garden is enclosed and is laid to lawn with a pathway and steps leading to the front door and is enclosed by timber panel fencing and mature hedging.

To the rear the garden is mainly laid to lawn with a patio area and a path leading to the side. There is gated rear access leading to off road parking and a garage with a workshop to the rear having power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Painswick Road roundabout proceed along Painswick Road towards Painswick. At the traffic lights turn left into Heron Way then take the first turning left into Hawthorne Avenue and proceed along here where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)