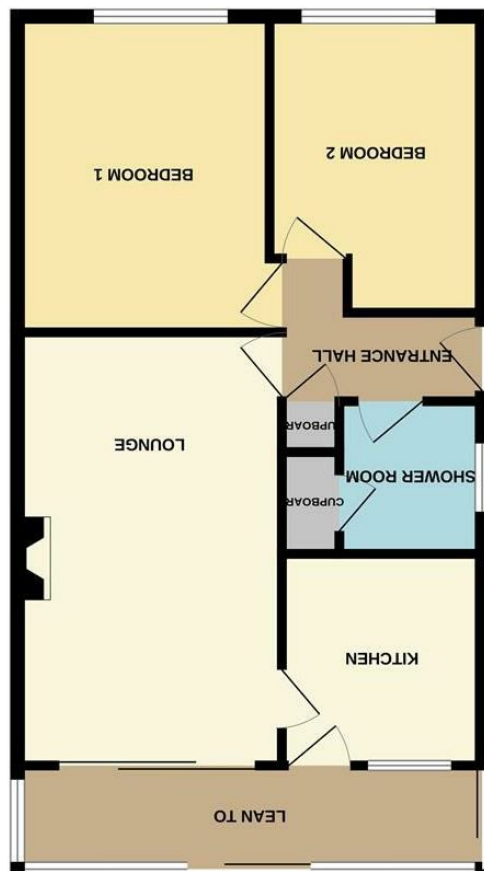
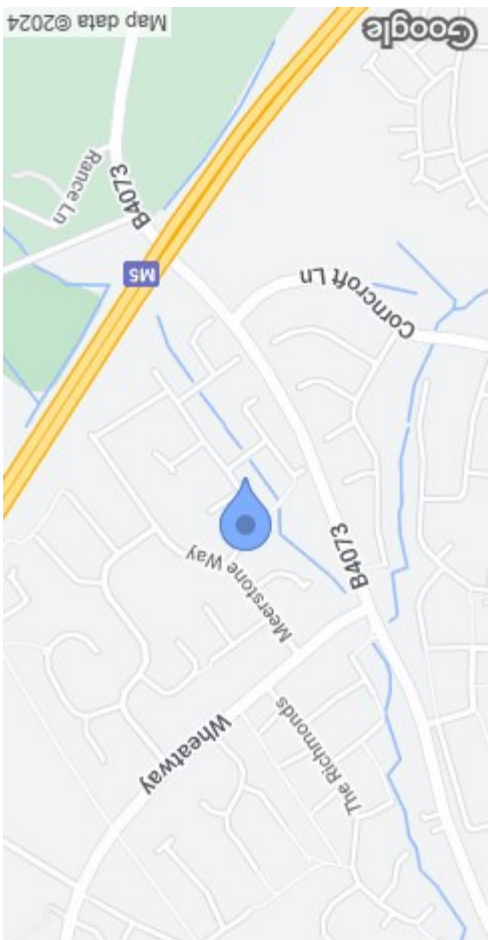




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of rooms, windows, doors and any appliances and no responsibility is taken for any error. Measurements are approximate and should be used as a guide only. The diagram is for illustrative purposes only and should not be used as a guarantee. Prospective purchasers, the services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or energy class given.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (102-110 g/kWh) Yellow-Green C (110-120 g/kWh) Yellow D (120-130 g/kWh) Orange E (130-140 g/kWh) Red-Orange F (140-150 g/kWh) Red G (150-160 g/kWh) Dark Red



20 The Lawns
 Abbeydale, Gloucester GL4 5YX

STEVE GOOCH
 ESTATE AGENTS | EST 1985

£255,000

A well presented two bedroom semi detached bungalow situated in this desirable location being offered with no onward chain.

The accommodation comprises entrance hall, lounge, kitchen, rear lean to, two double bedrooms and a shower room.

Additional benefits include gas fired central heating, double glazing throughout, private landscaped rear garden, ample off road parking and a detached garage.

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.



Upvc part glazed door leads into:

ENTRANCE HALL

Various doors leading off, storage cupboard, radiator, access to an insulated and boarded loft space with a light via a pull down ladder.

LOUNGE

17'8" x 10'5" (5.4m x 3.2m)

Ornate feature fireplace housing an electric fire, power points, radiators, aluminium sliding patio doors, door through to:

KITCHEN

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

A range of base, drawer and wall mounted units, roll edge worksurfaces, tiled splashbacks, stainless steel sink and drainer unit with mixer tap over, space for gas cooker, extractor hood, space and plumbing for automatic washing machine, space for fridge and freezer, wall mounted friendly format 80 combination boiler supplying the domestic hot water and central heating, aluminium double glazed window to rear aspect and matching part glazed door into:

LEAN TO

Opening sliding doors to rear and side aspects onto the private rear garden.

BEDROOM 1

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

A range of fitted bedroom furniture, radiator, upvc double glazed bow window to front aspect.

BEDROOM 2

9'6" x 8'2" (2.9m x 2.5m)

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

SHOWER ROOM

White suite comprising close coupled w.c., pedestal wash hand basin, single shower cubicle with a Triton electric shower, fully tiled walls, radiator, wall mounted mirror, storage cupboard, upvc double glazed window to side aspect.

OUTSIDE

To the front of the property there is a lawned area with a driveway providing ample off road parking for several vehicles which in turn leads through double gates to a:

DETACHED GARAGE

Up and over door to front elevation, power and lighting.

The gardens to the rear are nicely landscaped having retaining gravelled borders, lawned area, steps leading down to a further gravelled area and an ideal space for a vegetable plot. To the rear of the garden is a brook and the whole is enclosed by a combination of timber fencing.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
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 proceed along passing the petrol station on the left hand side and on reaching the traffic lights turn left into The Wheatway. Proceed along here turning right into The Lawns where No 20 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).