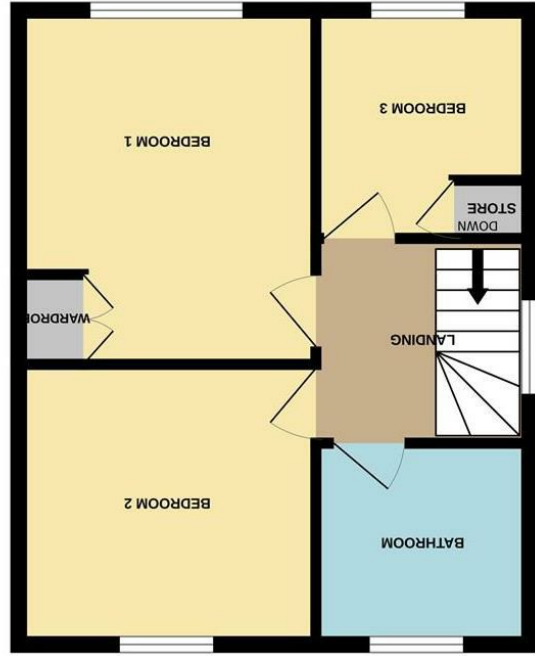
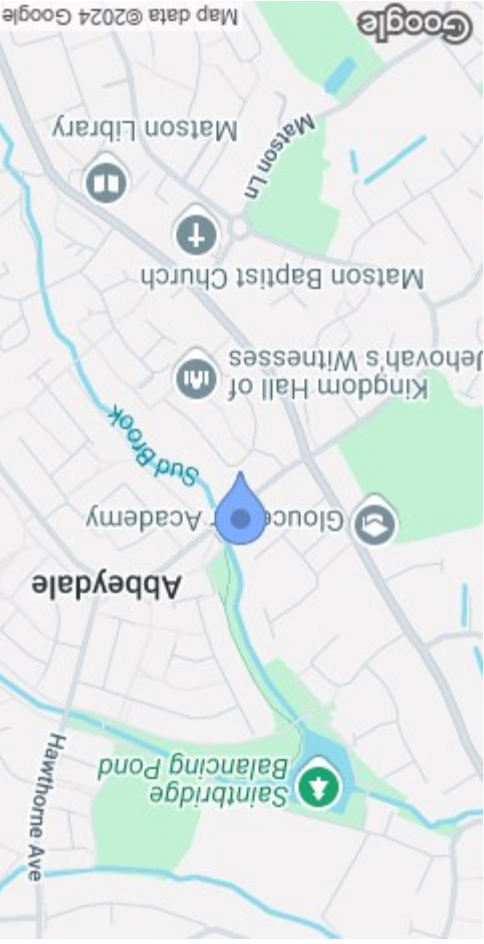




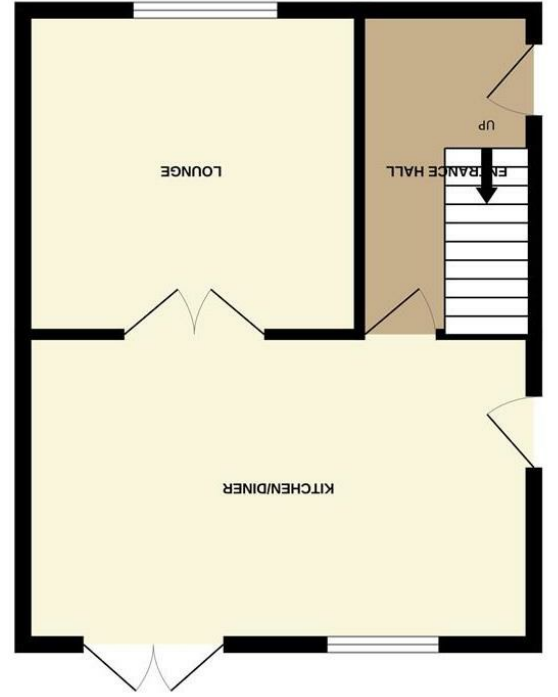
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any 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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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
<table border="1"> <tr><td>A</td><td>103-110 kWh/m<sup>2</sup></td></tr> <tr><td>B</td><td>81-102 kWh/m<sup>2</sup></td></tr> <tr><td>C</td><td>69-80 kWh/m<sup>2</sup></td></tr> <tr><td>D</td><td>55-68 kWh/m<sup>2</sup></td></tr> <tr><td>E</td><td>46-54 kWh/m<sup>2</sup></td></tr> <tr><td>F</td><td>39-45 kWh/m<sup>2</sup></td></tr> <tr><td>G</td><td>31-38 kWh/m<sup>2</sup></td></tr> </table>	A	103-110 kWh/m <sup>2</sup>	B	81-102 kWh/m <sup>2</sup>	C	69-80 kWh/m <sup>2</sup>	D	55-68 kWh/m <sup>2</sup>	E	46-54 kWh/m <sup>2</sup>	F	39-45 kWh/m <sup>2</sup>	G	31-38 kWh/m <sup>2</sup>	<table border="1"> <tr><td>A</td><td>103-110 g/m<sup>2</sup></td></tr> <tr><td>B</td><td>81-102 g/m<sup>2</sup></td></tr> <tr><td>C</td><td>69-80 g/m<sup>2</sup></td></tr> <tr><td>D</td><td>55-68 g/m<sup>2</sup></td></tr> <tr><td>E</td><td>46-54 g/m<sup>2</sup></td></tr> <tr><td>F</td><td>39-45 g/m<sup>2</sup></td></tr> <tr><td>G</td><td>31-38 g/m<sup>2</sup></td></tr> </table>	A	103-110 g/m <sup>2</sup>	B	81-102 g/m <sup>2</sup>	C	69-80 g/m <sup>2</sup>	D	55-68 g/m <sup>2</sup>	E	46-54 g/m <sup>2</sup>	F	39-45 g/m <sup>2</sup>	G	31-38 g/m <sup>2</sup>
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1ST FLOOR



GROUND FLOOR



6 Linnet Close  
 Abbeydale, Gloucester GL4 4UA



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



## £290,000

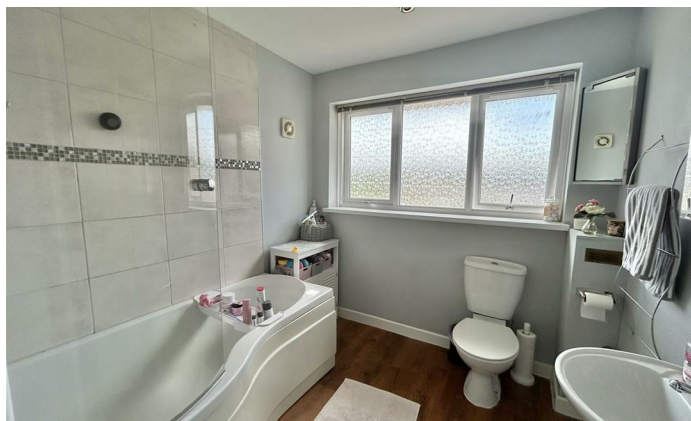
A beautifully presented three bedroom semi detached property having off road parking for three vehicles, garage and a garden measuring approaching 60ft in length.

The accommodation comprises entrance hall, kitchen/diner, lounge whilst to the first floor two double bedrooms, one single bedroom and family bathroom.

Additional benefits include upvc double glazing, gas fired central heating (two year old Worcester combination boiler), lovely cream shaker style kitchen with integrated appliances to include a dishwasher, Hive heating system, private outlook to the front and rear, cul-de-sac location and lovely views to the rear.

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 opaque glazed door and matching side panel leads into:

### ENTRANCE HALL

Stairs leading off with storage under, radiator, wooden flooring, door into the lounge, part glazed door leads into:

### KITCHEN/DINER

18'0" x 11'1" (5.50m x 3.4m)

Cream modern fitted kitchen comprising base, drawer and wall mounted units, wood effect worktop, ceramic sink and drainer unit with a mixer tap, built in electric oven and grill, gas hob and extractor fan, built in dishwasher, plumbing for automatic washing machine, space for larder style fridge/freezer, space for table and chairs, radiator, solid wood flooring, upvc double glazed window to rear aspect, upvc double glazed French doors and matching side panels to rear aspect onto the private rear garden, part glazed wooden doors lead into:

### LOUNGE

11'9" x 11'5" (3.6m x 3.5m)

Ornate Adam style fireplace with a marble effect hearth and backing housing a gas coal effect fire, radiator, power points, upvc double glazed window to the private front aspect.

From the entrance hall stairs lead to the first floor.

### LANDING

Various doors leading off, access into roof space.

### BEDROOM 1

12'9" x 9'10" (3.9m x 3m)

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

### BEDROOM 2

10'5" x 9'10" (3.2m x 3m)

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

### BEDROOM 3

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

Cupboard housing the newly fitted Worcester combination boiler (two years old), radiator, power points, upvc double glazed window to front elevation.

### BATHROOM

Modern white suite comprising pedestal wash hand basin with tiled splashbacks, close coupled w.c., p-shaped bath with a shower over, partly tiled walls, wall mounted heated towel rail, wall mounted mirror fronted medicine cabinet, wooden flooring, upvc double glazed opaque window to rear aspect.

### OUTSIDE

The front garden is laid to lawn with a pathway leading to the side access.

The garden at the rear measures approaching 60ft in length and is mainly laid to lawn with a large patio area, off road parking for three vehicles and all is enclosed by a combination of timber panel fencing and walling with double gates at the rear with a ring door bell. There is also a:

### GARAGE

Up and over door to front elevation, personal access door into the garden, 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 Road and at the traffic lights turn left into Heron Way taking the first turning right into Linnet bear left where the property can be found on the left hand side with a For Sale board.

### PROPERTY SURVEYS

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