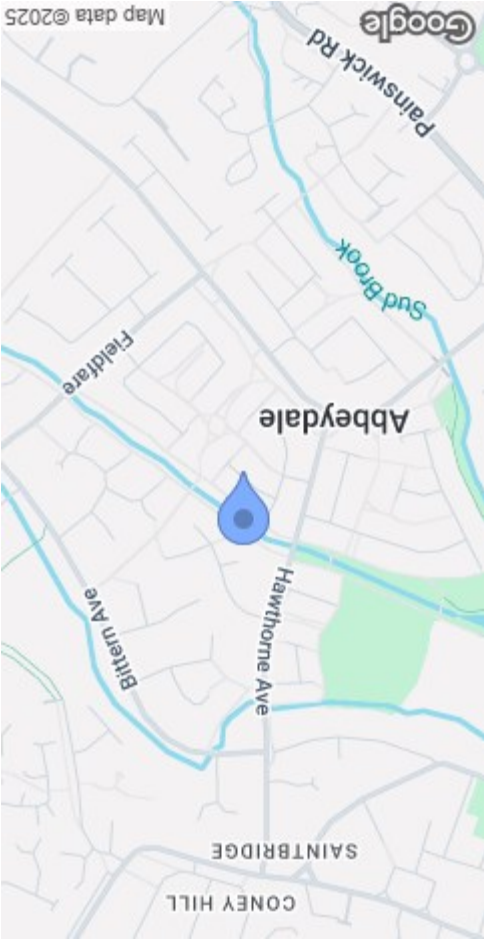


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
83	
70	
A (92-100) Very energy efficient - low running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28) Not energy efficient - high running costs	
England & Wales 2008/10 EC	

Environmental Impact (CO ₂) Rating	
Current	Future
A (92-100) Very environmentally friendly - lower CO ₂ emissions	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (29-38)	
G (1-28) Not environmentally friendly - higher CO ₂ emissions	
England & Wales 2008/10 EC	



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 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.



1 Eagle Way
Abbeydale, Gloucester GL4 4WS

Offers Over £350,000

Extended very well presented four bedroom detached property with a double garage, an en-suite shower room and a 25ft fitted kitchen/diner situated in an excellent family area.

Accommodation comprises hallway, cloakroom, lounge, 25ft fitted kitchen/diner with built in appliances, bedroom one with its en-suite shower room, bedroom two, bedroom three, bedroom four and the family bathroom.

Outside of the property you have a small front garden and a very pleasant enclosed low maintenance rear garden with a patio, Astroturf and access to the double 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 double glazed side entrance door with leaded lights leads into:

ENTRANCE HALLWAY
Laminate flooring, single radiator, downlighters, stairs leading off with storage cupboard under.

CLOAKROOM
Low level w.c., wash hand basin with a mixer tap and cupboard below, partially tiled walls, tiled floor, single radiator, downlighters, upvc double glazed window to front elevation.

LOUNGE
19'2 x 13'5 max (5.84m x 4.09m max)
Attractive laminate flooring, double radiator, coved ceiling, wall lights, tv point, three upvc double glazed windows to front elevation overlooking the front garden and surrounding area.

KITCHEN/DINER
25'1 x 10'8 max (7.65m x 3.25m max)
A range of modern base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, built in dishwasher, plumbing for automatic washing machine, Island unit with cupboards and drawers, space for an American style fridge/freezer, laminate flooring, space for table and chairs, coved ceiling with downlighters, three upvc double glazed windows overlooking the rear garden, matching French doors onto the patio.

From the entrance hallway stairs lead to the first floor.

LANDING
Access to loft space, downlighters, storage cupboard housing the gas fired combination boiler, upvc double glazed window to side elevation.

BEDROOM 1
16'5 x 12'4 max (5.00m x 3.76m max)
Built in wardrobes, coved ceiling, single radiator, two upvc double glazed windows to rear elevation overlooking the rear garden and surrounding area, through to:

EN-SUITE SHOWER ROOM
9'9 x 4'4 (2.97m x 1.32m)
Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap and cupboard below, fully tiled walls, tiled floor, extractor fan, downlighters, upvc double glazed window to rear elevation.

BEDROOM 2
10'2 x 9'6 (3.10m x 2.90m)
Single radiator, two upvc double glazed windows to front elevation.

BEDROOM 3
9' x 7'9 (2.74m x 2.36m)
Single radiator, upvc double glazed window to front elevation.

BEDROOM 4
12'4 x 6' (3.76m x 1.83m)
Double radiator, upvc double glazed window to front elevation.

FAMILY BATHROOM
7'5 x 6'2 (2.26m x 1.88m)
Whirlpool style bath with a shower unit over, low level w.c., wash hand basin with a mixer tap and cupboards below, downlighters, extractor fan, fully tiled walls, upvc double glazed window to rear elevation.

OUTSIDE
To the front there is gated access onto the pathway which leads to the side entrance door and a garden that is laid to Astroturf. At the side there is a lean to storage shed.

To the rear there is a very pleasant enclosed garden with a paved patio, raised areas which are laid to Astroturf and a personal access gate at the rear leading to off road parking which leads to a:

DOUBLE GARAGE
17' x 14'4 (5.18m x 4.37m)
Two roller shutter doors to front elevation, downlighters, power and a upvc double glazed door to rear elevation.

SERVICES
Mains water, electricity, gas and drainage.

WATER RATES
To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

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 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).