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**22 The Maples, Abbeymead, GL4 5WQ**  
**Offers in the region of £350,000**

This very well presented modern THREE bedroom DETACHED family home is ready to move into!  
Benefitting ENSUITE to master and GARAGE. Situated in a Cul-De-Sac \*\*\*CHAIN FREE\*\*\*

## Entrance Hall

Kitchen/Breakfast Room 13'9 x 6'7 (4.19m x 2.01m)

Lounge/Dining Room 17'10" x 12'9" (5.44m x 3.89m)

## WC

Bedroom 1 11'0 x 10'10 (3.35m x 3.30m)

## Ensuite

Bedroom 2 12'11 x 9'0 (3.94m x 2.74m)

Bedroom 3 9'8 x 8'9 (2.95m x 2.67m)

## Bathroom

## OUTSIDE

Situated in a Cul-De-Sac, the stylish resin bound driveway has ample off road parking leading to the GARAGE, outside tap and gated side access to the rear.

The garden is very low maintenance with undercover area (resin bound), an ideal entertaining space come rain or shine. It also has the benefit of the wood burner, ideal for those colder evenings, the rest of the garden is laid to astro-turf with a composite decking area to the rear.

## Services

Mains drainage and gas central heating

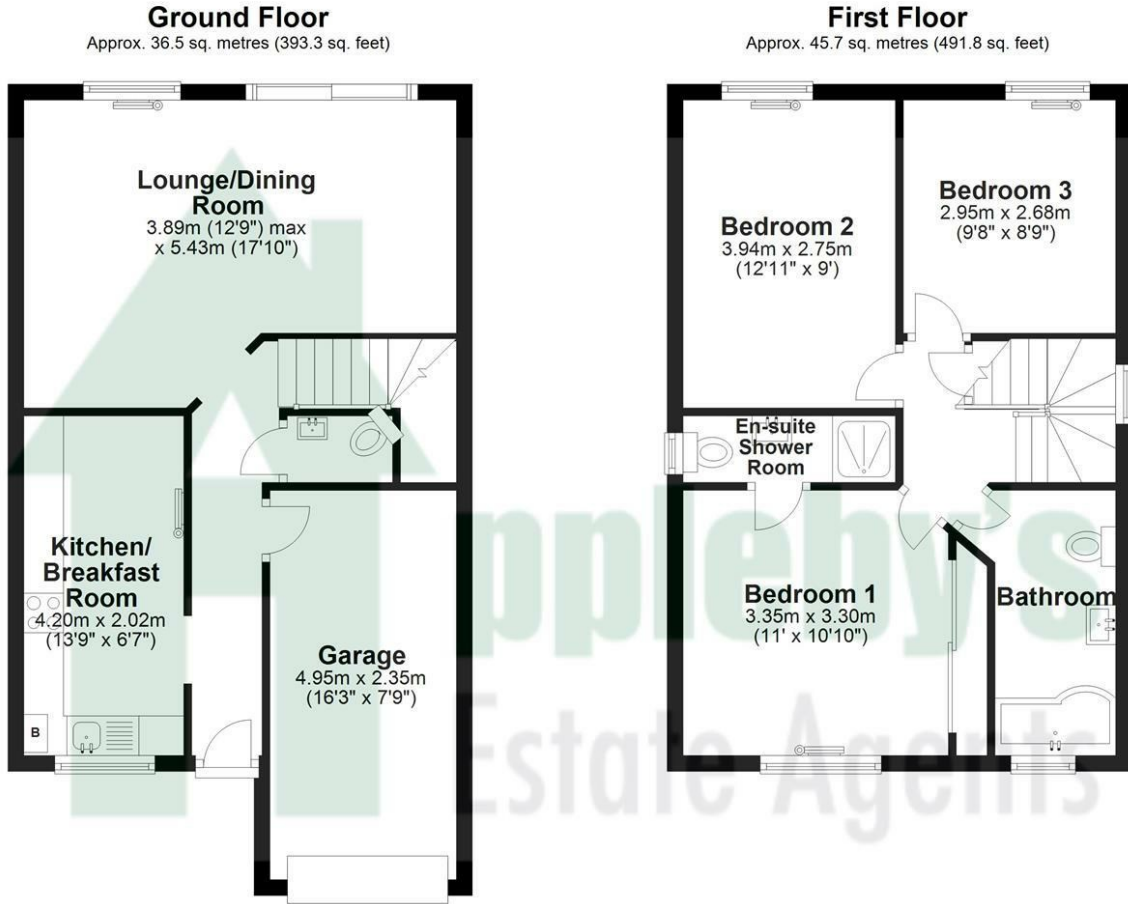
Gloucester City Council tax band D

## Tenure

Freehold



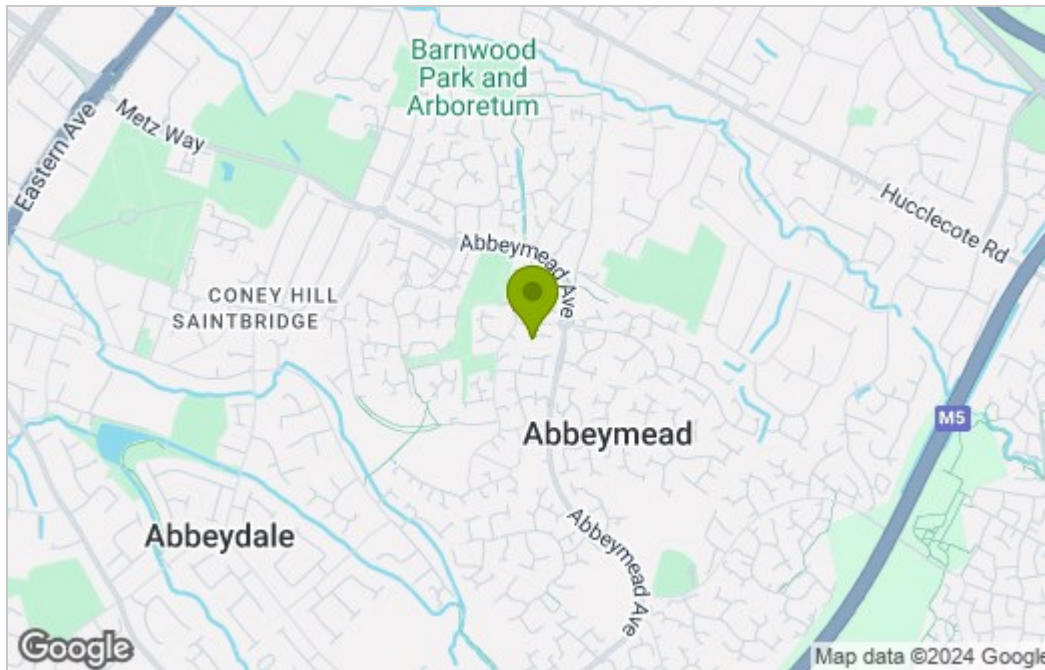
# Floor Plan



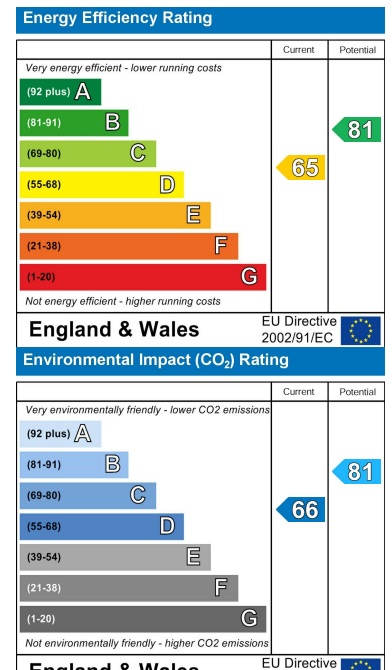
Total area: approx. 82.2 sq. metres (885.1 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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