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## **43 Grebe Close, Abbeydale, GL4 4XL**

**£325,000**

This delightful extended THREE bedroom detached house benefitting two reception rooms the layout is perfect for a growing family.

A low maintenance rear garden Additionally, the garage and carport offer convenient parking solutions and extra storage space.

Situated in a desirable area, this home is conveniently located close to local schools and amenities\*\*\*CHAIN FREE\*\*\*

Entrance Hall

Cloakroom

Sitting Room 14'8 x 11'10 (4.47m x 3.61m)

Kitchen/Breakfast Room 18'3 x 8'7 (5.56m x 2.62m)

Dining Room 9'1 x 7'11 (2.77m x 2.41m)

Snug 9'9 x 9'6 (2.97m x 2.90m)

Bedroom 1 14'8 x 9'6 (4.47m x 2.90m)

Bedroom 2 9'8 x 9'8 (2.95m x 2.95m)

Bedroom 3 10'5 x 8'0 (3.18m x 2.44m)

Shower Room

#### OUTSIDE

The front garden is walk frontage pedestrian access can be gained to the Wheatway and Heron Way.

Situated on a no through road, parking to the rear of the property leading to Garage ( 15'11 x 8'2) Carport/undercover storage area, the rear garden is low maintenance.

#### Services

Mains drainage, gas central heating  
Gloucester City Council tax band C

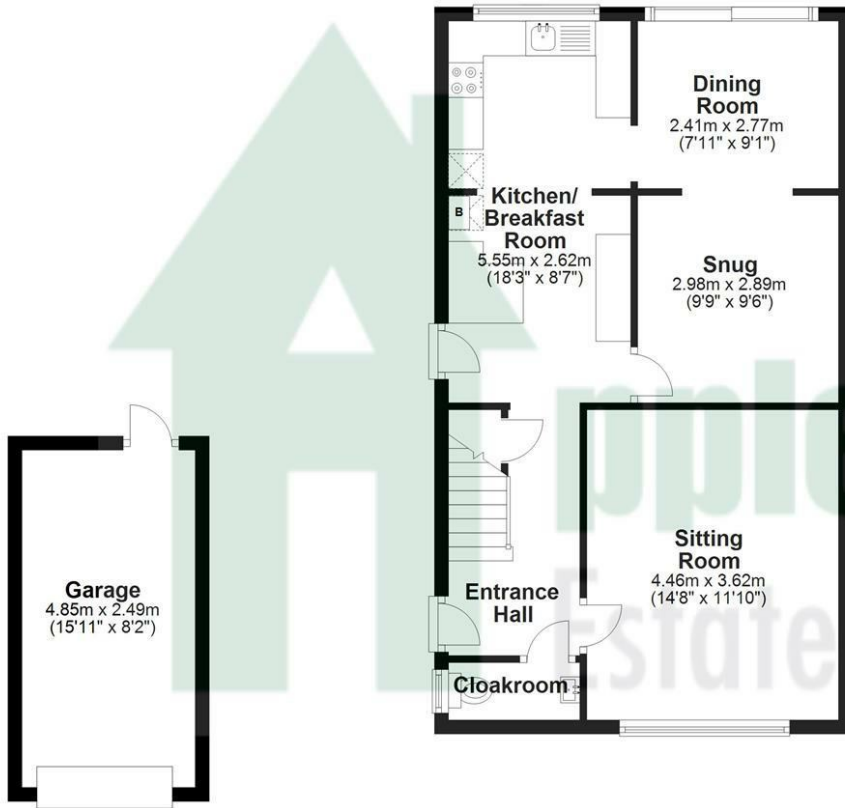
#### Tenure

Freehold

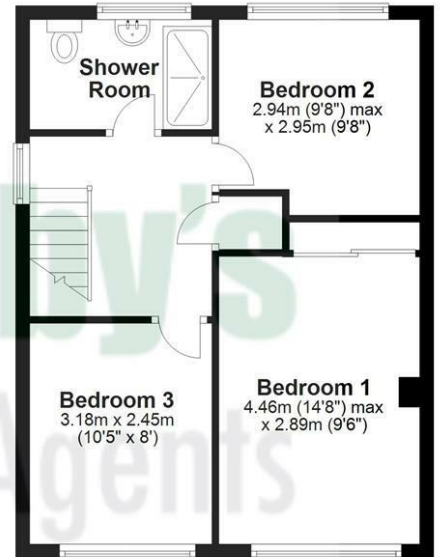


# Floor Plan

**Ground Floor**  
Approx. 56.0 sq. metres (603.0 sq. feet)



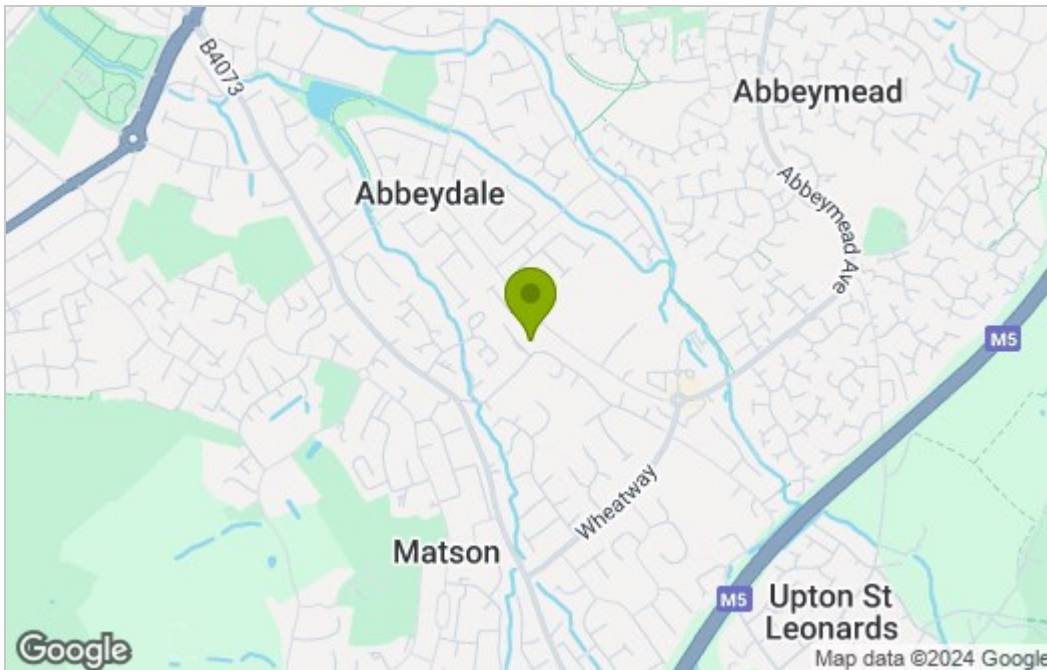
**First Floor**  
Approx. 41.8 sq. metres (450.4 sq. feet)



Total area: approx. 97.9 sq. metres (1053.4 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.