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43 Grebe Close, Abbeydale, GL4 4XL

£315,000

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

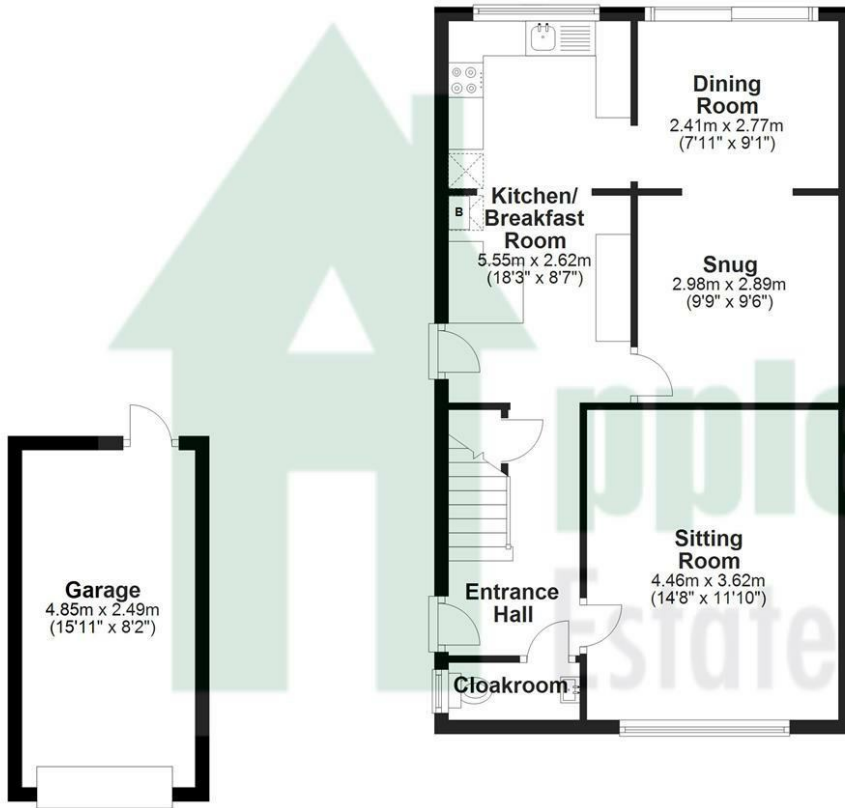
Mains drainage, gas central heating
Gloucester City Council tax band C

Tenure

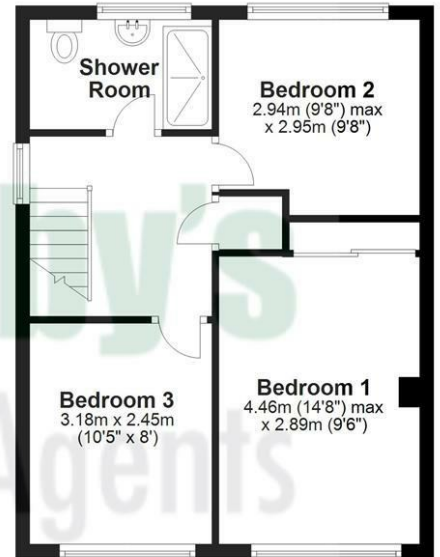
Freehold

Floor Plan

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



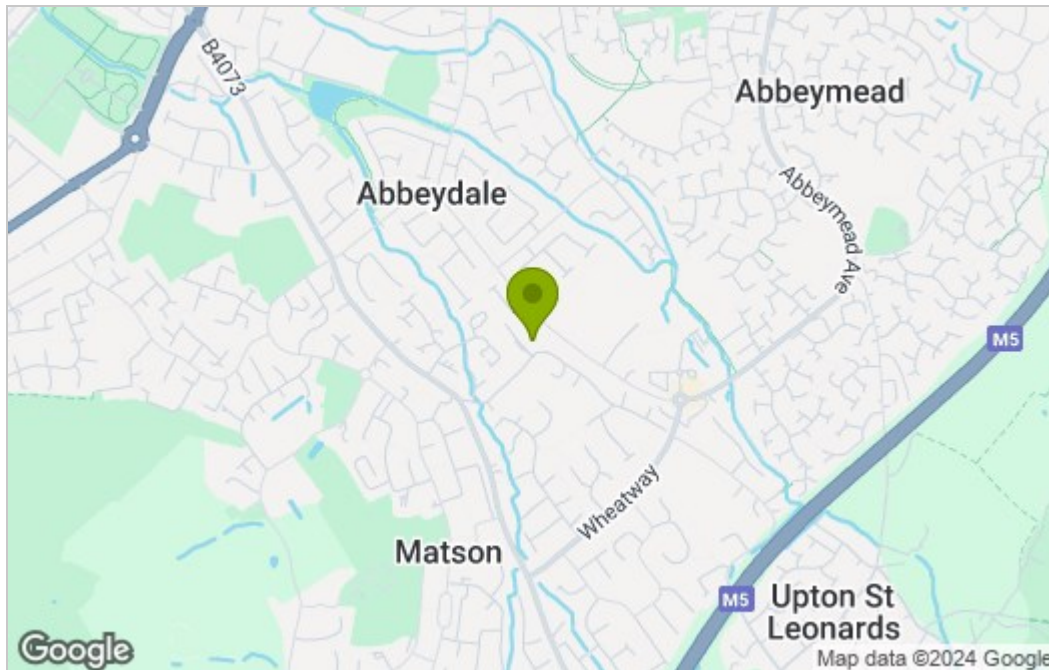
First Floor
Approx. 41.8 sq. metres (450.4 sq. feet)



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) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	

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