



3 Pippin Close

Abbeymead, Gloucester, GL4 5YT

Offers in excess of £220,000



We are delighted to welcome to the market this well-presented two double bedroom terraced home, tucked away in a sought-after close in Abbeymead.

Perfectly suited to first-time buyers, this lovely home offers comfortable and practical living space throughout. The accommodation provides two generous double bedrooms, making it ideal for young professionals, couples, or those looking to take their first step onto the property ladder.



Entrance Hallway

Approached via double glazed front door, laminate flooring, radiator, stairs leading to first floor with under stairs storage space.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops. sink/drainer, electric oven with gas hob & hood, space for appliances, partly tiled walls, power points.

Lounge/Diner

Double glazed sliding doors to rear, television point, radiator, power points, laminate flooring.

Conservatory

Upvc double glazed door to rear, Upvc double glazed windows to rear, pvc roof, radiator, laminate flooring, power points.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, television point.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, storage cupboard.

Bathroom

Panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn. Gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

