



42 Eagle Way

Abbeydale, Gloucester, GL4 4WS

£300,000



Murdock & Wasley Estate Agents are delighted to present this immaculately presented three-bedroom semi-detached home, ideally positioned in the highly sought-after area of Abbeydale. Offering a wonderful balance of style, comfort, and practicality, this property is perfectly suited to first-time buyers and young families.

The accommodation comprises an entrance hallway, a welcoming lounge, a well-appointed kitchen/diner, three bedrooms, and a family bathroom.

Externally, the property enjoys a generous and beautifully maintained enclosed rear garden, ideal for outdoor entertaining and relaxation. Further benefits include off-road parking and a garage, providing excellent storage and convenience.



Entrance Hall

Accessed via composite front door, power points, wall mounted radiator, laminate flooring, stairs to landing. Doors lead off;

Lounge

Television point, data point, power points, feature fireplace with surround, coving, wall mounted radiator, front aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, wall and drawer mounted units, solid wood worksurfaces, sink unit with mixer tap over, breakfast bar. Appliance points, power points, oven/ grill with four ring gas hob over. Space for tall fridge freezer, washing machine and dining table, wall mounted radiator, inset ceiling spotlights. Rear aspect upvc double glazed window, rear aspect bifold doors opening out to the garden, side aspect upvc double glazed door leading to side access.

Landing

Power point, door to airing cupboard, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with mixer taps and shower over, wall mounted heated towel rail, partly tiled walls, inset ceiling spotlights, rear aspect frosted upvc double glazed window.

Garage

Access via up'n'over door, power & lighting, upvc double glazed door leads to garden.

Outside

To the front of the property a tiled path surrounded by a garden laid to lawn leads to the front door.

To the side of the property a wooden gate provides access to the rear.

To the rear of the property a porcelain patio leads down to a landscaped garden which includes raised flower beds, mature shrubs and a raised decking area suitable for garden furniture. This is enclosed by wooden fencing and brick walling. A wooden gate provides rear access leading to parking suitable for up to two cars.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax 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		86
(69-80) C		
(55-68) D	64	
(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

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

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