



11 Osprey Close

Abbeyle, Gloucester, GL4 4WJ

Offers in excess of £350,000



Murdock & Wasley Estate Agents are delighted to present this beautifully extended four-bedroom semi-detached home, ideally situated in the highly sought-after area of Abbeyle. Offering spacious and versatile accommodation, along with an enclosed garden, driveway and garage, this property is perfectly suited to a growing family.

Conveniently located within walking distance of a wide range of local amenities, including primary schools, doctors' surgeries, bus routes, and shops, this home combines comfort with everyday practicality.



Entrance Hall

Accessed via upvc double glazed door, telephone point, power point, radiator, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin, radiator, front aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, double oven/ grill with ring gas hob and extractor hood over, integral dishwasher and microwave, space for fridge/ freezer and washing machine. Vaillant gas fired boiler, LVT flooring, rear aspect upvc double glazed window. Opening to:

Utility Room

Base and wall mounted units, laminate worksurfaces, appliance points, power points, space for tumbler drier. Breakfast bar, radiator, LVT flooring, rear aspect upvc double glazed window and door.

Lounge/Diner

Tv point, power points, two radiators, space for dining table, coving, front aspect upvc double glazed window, rear aspect wooden glazed doors opening to:

Playroom

Power points, rear aspect upvc double glazed window and side aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, front and rear aspect upvc double glazed windows.

Bedroom Four

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, tiled flooring, rear aspect upvc double glazed window.

Outside

To the front of the property is a driveway which provides off road parking for two vehicles. Then leads to the:

Garage

Accessed via up and over door with power and lighting.

To the rear of the property is a fully enclosed garden, featuring a decked area ideal for outdoor dining and entertaining. This leads onto a well-maintained lawn, complemented by mature flower and shrub borders, along with the added benefits of an outside tap and garden shed.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

Awaiting Vendor Approval

These 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			84
(69-80) C			
(55-68) D		66	
(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.

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