



8 Apple Tree Close

Abbeymead, Gloucester, GL4 5BZ

£350,000



We are delighted to welcome to the market this attractively priced four bedroom detached family home, tucked away in a peaceful cul-de-sac in the ever-popular area of Abbeymead.

Offering generous living space throughout, this property presents an excellent opportunity for buyers looking to put their own stamp on a home and add long-term value.

The accommodation benefits from two reception rooms, providing flexible living for families, while externally there is an enclosed and private rear garden, along with a garage and off-road parking.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, original flooring, stairs leading to first floor with under stairs storage space, power points, doors to cloakroom, lounge & kitchen.

Cloakroom

Upvc double glazed frosted window to front, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Lounge

Upvc double glazed windows to front, television point, two radiators, power points, doors through too:

Dining Room

Double glazed sliding doors to rear, radiator, power points. Doors to conservatory & kitchen.

Kitchen

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

Utility

Double glazed door to rear, double glazed windows to rear, base level units with roll edge work tops, wall mounted combination boiler, radiator, door to garage.

Conservatory

Double glazed french doors to side, Upvc double glazed windows throughout, radiator.

First Floor Landing

Upvc frosted double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door to:

En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 3

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

Bedroom 4

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

Bathroom

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

Rear Garden

An enclosed area which is mainly laid to paving, cold water tap, gated side access.

Garage

Up & over door, power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage,

Local Authority

Gloucester City Council- Band D

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
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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