Murdock & Wasley
ESTATE AGENTS



91 Bittern Avenue

Abbeydale, Gloucester, GL4 4WG

Offers in excess of £160,000

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We are delighted to welcome to the open market this fantastic opportunity for first-time buyers or investors to purchase this extended one bedroom end-terrace home, offered with no onward chain.
The property benefits from a single storey extension, creating additional living space and enhancing its overall appeal. Well-positioned and practical, this home offers comfortable accommodation with scope to personalise.
Externally, the property boasts off-road parking to the front, a highly desirable feature for a home of this type.







Entrance Hallway
Approached via Upvc double glazed front door, door through too:

Lounge/Diner
Upvc double glazed windows & door to rear, two velux windows, x 2 storage heaters, power points, television point, 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, cooker point, space for further appliances, partly tiled walls.

First Floor Landing
Upvc double glazed window to front, storage heater, doors to bedroom & bathroom.

Bedroom
Upvc double glazed windows to rear, access to loft via hatch, storage cupboard, storage heater.

Bathroom
Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, extractor fan.

Rear Garden
An enclosed area which is partly paved, mainly laid to lawn, gated side access.

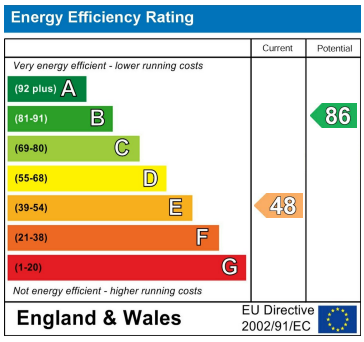
Tenure
Freehold.

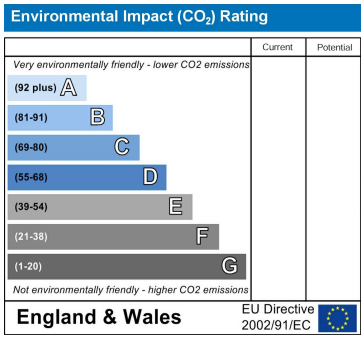
Services
Mains electricity, water, drainage.

Local Authority
Gloucester City Council- Band A

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.







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 firms 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.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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