



14 Abrams Drive

Innsworth, Gloucester, GL3 1FN

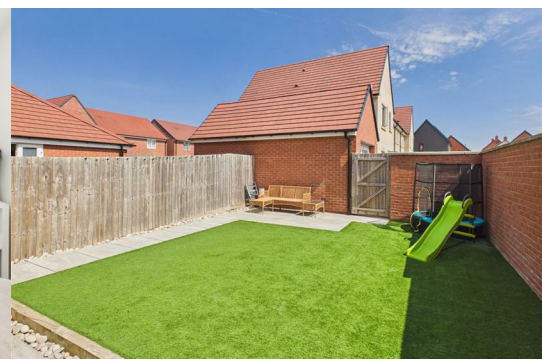
£365,000



Murdock and Wasley Estate Agents are delighted to bring to the market this beautifully presented three bedroom semi-detached family home. Built in 2022 by Taylor Wimpey, this modern property occupies a popular residential location within close proximity to highly regarded schools and a wide range of local amenities, making it an excellent choice for modern family living.

Offering spacious and thoughtfully designed accommodation throughout, the property combines contemporary style with a practical layout. The open plan living space provides a versatile area for everyday family life and entertaining, complemented by a separate lounge and convenient downstairs cloakroom. The well-proportioned accommodation continues to three bedrooms, with the master bedroom benefiting from a private en-suite, alongside a family bathroom.

Externally, the property benefits from a beautifully maintained and low-maintenance enclosed rear garden, providing a private outdoor space to enjoy, together with a garage and off-road parking.



Entrance Hall

Accessed via composite door, power points, radiator, door to storage cupboard, karndean flooring, inset ceiling spotlights, stairs to first floor landing.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, radiator.

Kitchen/Diner

Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, eye level double oven/grill, four ring gas hob with extractor hood over, integral dishwasher, space for dining table and chairs, two radiators, karndean flooring, front and side aspect upvc double glazed windows.

Lounge

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

Landing

Power points, radiator, access to loft space, inset ceiling spotlights. Doors lead off:

Bedroom One

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

En-Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below, tiled splashback, heated towel rail.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, front aspect upvc frosted double glazed window.

Outside

To the front of the property, steps lead to a covered porch and front entrance, complemented by well-maintained barked flower beds and a neatly laid, level lawn.

To the side of the property is a tarmac driveway providing access to the garage, which features an up-and-over door, power and lighting. A wooden gate also provides convenient access to the rear garden.

The beautifully maintained rear garden features a generous paved patio area, with a pathway running alongside the artificial lawn and leading to a further patio area. The low-maintenance design provides a stylish and practical outdoor space.

Tenure

Freehold.

Services

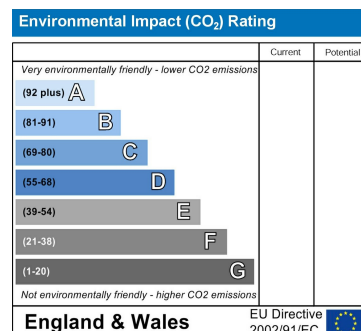
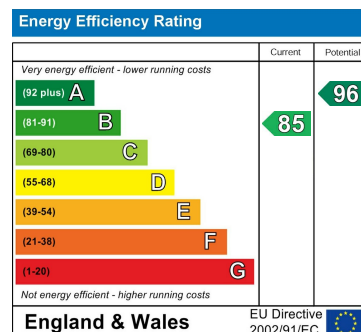
Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: C

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.



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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

