



1 Fern Lawn

Abbeydale, Gloucester, GL4 5XS

Offers in excess of £500,000



We are delighted to welcome to the market this truly unique and heavily extended detached bungalow, offering exceptional space and versatility in a highly popular location.

Beautifully presented throughout, the property provides flexible living accommodation, making it ideal for a range of buyers, from families to those seeking single-level living without compromising on space.

If you are looking for a home with space in abundance and a versatile layout, then this could quite simply be the one for you.



Entrance Hallway

Approached via Upvc double glazed front door, recessed down lights, power points, doors leading off to all rooms.

Lounge

Upvc double glazed windows to both front & side, television point, radiator, power points. recessed down lights.

Open Plan Kitchen/Diner

Upvc double glazed windows to side & Upvc double glazed sliding doors to rear, eye & base level units with roller edge work surfaces, sink/drain, electric oven with separate induction hob & hood, space for further appliances, built in microwave, recessed down lights, power points.

Conservatory

Upvc double glazed doors to side, Upvc double glazed windows throughout, pvc roof,

Bedroom 1

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

En-Suite

Shower cubicle, low level wc & vanity wash hand basin, mirror, heated towel rail.

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, recessed down lights.

Bedroom 3

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

Study

Upvc double glazed window to side, radiator, power points, door to:

Utility

Upvc double glazed window to side, sink, plumbing & also space for washing machine & tumble dryer, cupboard housing boiler.

Bathroom

Upvc frosted double glazed window to side, panelled bath, low level wc & vanity wash hand basin, mirror, recessed down lights.

Rear Garden

An enclosed area which is partly paved with an area laid to artificial lawn, gated side access.

Garage

Electric 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			82
(69-80) C			
(55-68) D		61	
(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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