



9 Curlew Road

Abbeydale, Gloucester, GL4 4TA

£260,000



We are delighted to welcome to the open market, for the first time in over 35 years, this much-loved and beautifully presented three bedroom home located in the ever-popular area of Abbeydale.

The property offers well-maintained and spacious accommodation throughout, making it an ideal purchase for first-time buyers or those seeking a move-in-ready home.

Further benefits include a garage and off-road parking to the rear, adding both convenience and practicality.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs leading to first floor with under stairs storage space. Doors to lounge/diner & kitchen.

Kitchen

Upvc double glazed door & window to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in dishwasher & microwave, cupboard housing combination boiler, space for further appliances, power points, partly tiled walls, laminate flooring.

Lounge/Diner

Upvc double glazed windows to front & Upvc double glazed french doors to rear, television point, radiators, power points, laminate flooring.

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed windows to rear, walk in shower, low level wc & pedestal wash hand basin, tiled walls, heated towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated rear access.

Garage

Up & over door.

Tenure

Freehold.

Services

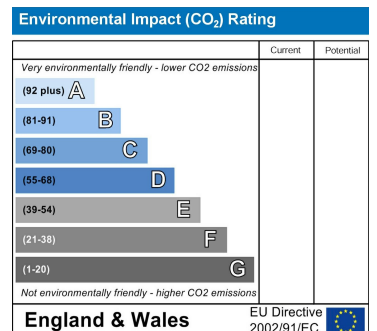
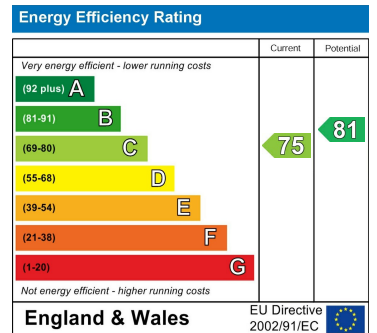
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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