



16 Valerian Close

Abbeymead, Gloucester, GL4 5HA

Offers in excess of £375,000



We are delighted to bring to the market this exceptionally presented three-bedroom link-detached home, refurbished to a high standard throughout by the current owners. The property features a modern kitchen and bathroom, a new Worcester boiler installed in 2020, and double glazing. Tucked away in a quiet and sought-after cul-de-sac, this home also benefits from a large, sunny rear garden, ample off-road parking, and an attached single garage.

Accommodation briefly comprises: Entrance hall, cloakroom, lounge, kitchen, dining room & study. Upstairs are three bedrooms, and family bathroom.

Homes of this quality and location rarely stay on the market for long – early viewing is highly recommended!



Entrance Hallway

Approached via composite double glazed front door, radiator, power points, laminate wood flooring, stairs leading to first floor.

Cloakroom

Upvc double glazed window to front, low level wc & pedestal wash hand basin, heated towel rail, fuse panel, partly tiled walls.

Kitchen

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

Lounge

Upvc double glazed window to rear, television point, two radiators, power points, under stairs storage cupboard, doors through too:

Dining Room

Two Upvc double glazed windows to rear, Upvc double glazed french doors to side, velux windows, recessed down lights, laminate flooring, radiator, power points, door to:

Study

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

First Floor Landing

Upvc frosted double glazed window to side, storage cupboard. Doors lead off:

Bedroom 1

Upvc double glazed window to rear, radiator, power points, built in wardrobe.

Bedroom 2

Upvc double glazed window to front, radiator, power points, built in wardrobe.

Bedroom 3

Upvc double glazed window to rear, radiator, power points, built in wardrobe.

Bathroom

Upvc frosted double glazed window to front, panelled bath with shower over, vinyl flooring, tiled walls, recessed down lights, heated towel rail.

Rear Garden

An enclosed south facing garden which is partly paved, mainly laid to lawn, flower & shrub borders, double power point, gated side access.

Garage

Remote controlled door, power & lighting.

Tenure

Freehold.

Services

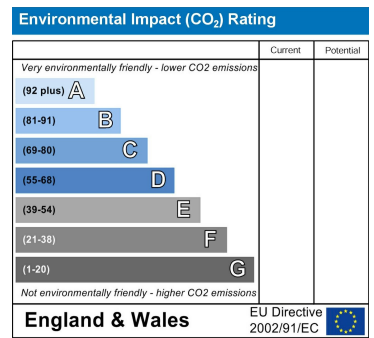
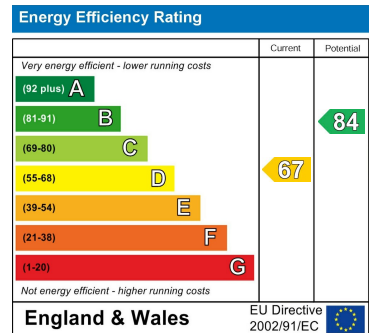
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



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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