



## 15 Woodbine Close

Abbeymead, Gloucester, GL4 4FB

**£270,000**



We are delighted to offer to the market this three bedroom end of terrace home, situated in the ever-popular suburb of Abbeymead. Ideally positioned within walking distance of local primary schools, shops, and amenities, this property is perfect for families and first-time buyers alike.

The accommodation briefly comprises an entrance hallway, comfortable lounge, kitchen/diner, and a conservatory to the rear, providing additional living space.

Upstairs, there are two double bedrooms, a single bedroom, and a well-appointed family bathroom.

Externally, the property benefits from a private enclosed rear garden, while to the front there is tandem off-road parking for two vehicles.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, storage cupboard.

### Lounge

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring.

### Open Plan Kitchen/Diner

Upvc double glazed sliding doors to rear & Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, space for further appliances, radiator, laminate flooring, cupboard housing combination boiler, under stairs storage cupboard.

### Conservatory

Upvc double glazed french doors to side, Upvc double glazed windows throughout, pvc roof, tiled flooring.

### First Floor Landing

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

### Bedroom 1

Upvc double glazed windows to front & side, radiator, power points, built in wardrobes.

### Bedroom 2

Upvc double glazed windows to side, radiator, power points, laminate flooring, built in wardrobe.

### Bedroom 3

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

### Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

### Rear Garden

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

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### 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) <b>A</b>			<div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 18px; font-weight: bold;">89</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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