



## 4 Bishops Road

Abbeymead, Gloucester, GL4 5FP

**Offers over £400,000**



Murdock and Wasley are proud to present this exceptional extended three double bedroom detached family home, beautifully presented throughout and offering generous, modern, versatile living space.

The property comprises of, Living Room, Kitchen Diner, Family Room, WC, Laundry Room, Utility Room, Three double Bedrooms with En suite to master and family bathroom. Further boasting off road parking, garage and enclosed south facing garden.

Viewing comes highly recommended.





### Entrance Hall

Accessed via UPVC double glazed composite door, power points, stairs leading to first floor, doors leading to:

### WC

Low level WC, Hand wash basin with storage below and mixer tap over, radiator, upvc double glazed frosted window with front aspect.

### Living Room

Tv point, power points, gas fireplace, upvc double glazed bay window with front aspect.

### Kitchen Diner

Range of base, wall and drawer mounted units, one and a half sink bowl unit with drainer and mixer tap over, appliance points, power points, integrated oven, four ring gas hob with extractor hood over, integrated fridge and freezer, space for dishwasher, partly tiled walls, space for dining table, open plan leading to:

### Family Room

Tv point, power points, radiator, space for desk and office set up, inset ceiling spotlights, upvc double glazed velux windows, upvc double glazed window with rear aspect, double glazed bifold doors leading out to rear garden.

### Utility Room

Range of base, wall and drawer mounted units, space for tumble drier, space for fridge freezer, appliance points, power points, combination Boiler. Wooden door leading to rear garden.

### Laundry Room

Base and wall mounted storage cupboards, power points, appliance points, space for washing machine, radiator, built in storage cupboard.

### Bedroom One

Tv point, Power points, radiator, upvc double glazed window with front aspect, door leading to:

### En Suite

Suite comprising, walk in shower cubicle with shower off the mains over, low level wc, hand wash basin with storage below and mixer tap over, radiator, two upvc double glazed frosted windows with front aspect.

### Bedroom Two

Tv point, power points, radiator, two upvc double glazed windows with rear aspect.

### Bedroom Three

Tv point, power points, radiator, upvc double glazed window with rear aspect.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level WC, hand wash basin with dual taps over, radiator, partly tiled walls, upvc double glazed frosted window with side aspect.

### Outside

The South facing rear garden has been thoughtfully designed and landscaped to provide the perfect balance of outdoor entertaining and family living. A generous paved patio extends from the rear of the property, creating an ideal space for alfresco dining, whilst a substantial pergola shelters a stylish seating area, making it perfect for year-round enjoyment.

The enclosed garden is predominantly laid to lawn, complemented by decorative gravel borders, raised planting beds and mature shrubs that provide colour and privacy.

To the front, the property boasts an attractive approach with a neatly enclosed frontage and driveway leading to the garage, providing convenient off-road parking. The garage is accessed via an up and over door.

There is also side access to the rear garden.

### Tenure

Freehold

### Services

Mains gas, water, electricity and drainage

### Local Authority

Gloucester City Council  
Council Tax Band D

### 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 72      | 83                      |
| England & Wales                             |         | 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) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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