



19 The Maples

Abbeymead, Gloucester, GL4 5WQ

£220,000



For Sale With No Onward Chain

Murdock and Wasley are proud to present this two bedroom home, perfect for first time buyers or investors. The property is located within the popular residential area, Abbeymead, close to local amenities, schools and bus routes. Comprising of, Kitchen, Lounge, Two Bedrooms, Bathroom this property also benefits from a low maintenance, enclosed rear garden and off road parking for two cars. Viewing comes highly recommended.



Entrance Hall

Accessed via wooden double glazed door, radiator, leading through into:

Kitchen Diner

Range of base, wall and drawer mounted units, sink bowl unit with dual taps over, appliance points, power points, integrated oven with four ring gas hob and extractor hood over, space for washing machine and fridge freezer, space for dining table, Radiator, partly tiled walls, boiler, UPVC double glazed window with front aspect.

Lounge

Tv point, power point, radiator, stairs leading to first floor, UPVC double glazed patio doors leading to garden,

Bedroom One

Tv point, power points, radiator, walk in wardrobe, UPVC double glazed window with front aspect

Bedroom Two

Tv point, power points, radiator, built in storage cupboard, UPVC double glazed window with rear aspect.

Bathroom

Suite comprising of panelled bath with mixer taps over, shower off the mains above, low level wc,

pedestal hand wash basin, heated towel rail, partly tiled walls, upvc double glazed frosted window with rear aspect.

Outside

To the front of the property, the home is accessed via a pathway leading to the front door, there is a level lawn to the side of the pathway and the off road parking.

To the rear there is a low maintenance garden, enclosed by wooden fencing, the garden is split in two with a wooden decking area, ideal for seating and outdoor entertaining, this leads onto a level lawn with two wooden sheds at the bottom of the garden.

Tenure

Freehold

Services

Mains Gas, Water, Electricity and Drainage

Local Authority

Gloucester City Council
Council Tax 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) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(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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