



11 Hunters Gate

Abbeydale, Gloucester, GL4 5FE

£625,000



Set within a delightful leafy corner of Abbeydale, in the popular Hunters Gate development just off The Wheatridge, this attractive family home enjoys an enviable position. The location is ideal for access to highly regarded primary schools including Heron, Abbeymead, and Upton, and is well served by bus routes to the City's popular secondary and grammar schools. Nearby parks and green spaces offer excellent opportunities for family time and dog walking, while the suburb itself boasts a wide range of amenities including doctors, pharmacy, shops, and restaurants. The current owners have significantly enhanced the property with the installation of owned solar panels complete with battery storage, an air source heat pump, and cavity wall insulation, improving both energy efficiency and running costs. In addition, the garden has been fully revamped to create an attractive and usable outdoor space.



Entrance Hallway

Accessed via a double glazed front door, with tiled flooring, stairs leading to the first floor, and doors providing access to the cloakroom, lounge, and open-plan kitchen/diner.

Cloakroom

Double glazed frosted window to the side, low-level WC, and vanity wash hand basin, with a heated towel rail and tiled flooring.

Lounge

Double glazed windows to the front and French doors to the rear, television point, power points, and radiator.

Open Plan Kitchen/Diner

Double glazed windows and French doors overlooking the beautiful rear garden, with an additional double glazed door to the side. The kitchen is fitted with a range of eye and base level units with roll-edge worktops, sink/drain, cooker point, and space for further appliances. Further features include a radiator, tiled flooring, multiple power points, and recessed downlights, with a door leading to the garage.

First Floor Landing

Double glazed door to the front, access to the loft via hatch, airing cupboard, radiator, and doors leading to all rooms.

Bedroom 1

Double glazed windows to the front, radiator, power points, and television point, with a door leading to the en-suite.

En-Suite

Double glazed frosted window to the rear, shower cubicle, low-level WC, and pedestal wash hand basin, with a heated towel rail, tiled walls and flooring, and extractor fan.

Bedroom 2

Double glazed windows to both front & rear, two radiators, power points & built in wardrobes.

Bedroom 3

Double glazed windows to rear, radiator, power points.

Bedroom 4

Double glazed windows to rear, radiator, power points.

Bathroom

Double glazed frosted windows to front, four piece suite comprising of panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, mirror.

Double Garage

Accessed via electric door, power & lighting.

Rear Garden

A wonderful size garden which is partly laid to paving, mainly laid to lawn. Air source heat pump, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity, solar panels, air source heat pump & drainage.

Local Authority

Gloucester City Council- Band F

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	93	95
(81-91) B		
(69-80) C		
(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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