

**FOR SALE**



**Eagle Way, Abbeydale, Gloucester**

**4 Double Bedrooms, 2 Receptions , Detached House**

**Asking Price Of £315,000**

  
**MARTIN&CO**





## Eagle Way, Abbeydale, Gloucester

4 Bedrooms, 2 Receptions

Asking Price Of £315,000

- 4 Double Bedrooms
- Lounge
- Dining Room
- Cloakroom
- Kitchen



**DESCRIPTION NO CHAIN - 4 DOUBLE BEDROOMS**  
- great family home with a large lounge, dining room and kitchen, cloakroom, 4 bedrooms and refitted bathroom upstairs, double glazing, gas central heating, garage and enclosed garden. EPC C, CTax D. Located close to local schooling and amenities.

### HALLWAY

enter via the UPVC double glazed door in to the hallway, doors to the lounge, cloakroom and dining room

### CLOAKROOM

window and WC and wash basin

### LOUNGE

a large lounge facing to the front of the property with two windows

### DINING ROOM

with sliding door to the garden, opening to the kitchen and stair to the first floor

### KITCHEN

a good sized kitchen with a good range of eye and base units, sink and drainer, oven and hob, door to the garden window to the rear

### LANDING

window to the side doors to all rooms, airing cupboard

### BEDROOM 1

window and recessed double wardrobe

### BEDROOM 2

window and recessed double wardrobe



#### BEDROOM 3

window and recessed double wardrobe

#### BATHROOM

modern 4 piece bathroom with WC, wash basin shower cubicle and bath, window

#### BEDROOM 4

window and recessed double wardrobe


#### OUTSIDE

there is an area of lawn and shrubs to the front overlooking a central green, gated side access to the enclosed rear garden with rear access to the GARAGE - with up and over door with a parking space in front







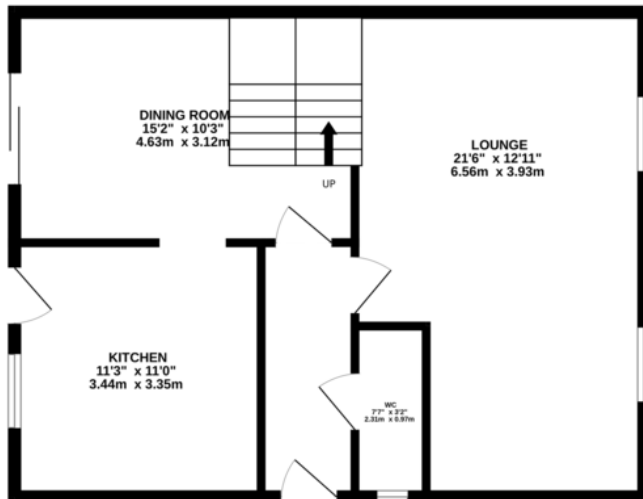
| Energy Efficiency Rating   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs  |         |           |
| (92+) <b>A</b>   |         |           |
| (81-91) <b>B</b>   |         |           |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| Not energy efficient - higher running costs  |         |           |
|  | 74      | 85        |
| England & Wales<br>EU Directive 2002/91/EC   |         |           |
| <a href="http://www.epc4u.com">www.epc4u.com</a>  |         |           |



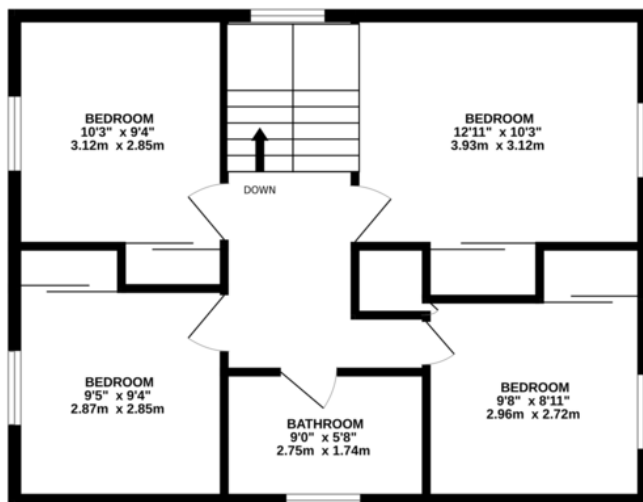




GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.