Murdock & Wasley
ESTATE AGENTS



17 Pineway

Abbeydale, Gloucester, GL4 4AE

Offers in excess of £365,000

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We are delighted to welcome to the market this well-presented, spacious and versatile three double bedroom detached family home, tucked away within a quiet and highly desirable cul-de-sac.
Offering well-balanced accommodation throughout, the property is ideally suited to families seeking flexible living space both inside and out.
The ground floor comprises a welcoming entrance hallway, cloakroom, spacious lounge, open plan kitchen/diner and a versatile playroom, providing excellent space for modern family living.
Upstairs, the property offers three generous double bedrooms and a family bathroom.
Externally, the property continues to impress, with an enclosed and private rear garden featuring outside workshops, offering useful additional space for hobbies, storage or home projects. To the front, a garage and driveway provide convenient off-road parking.







Entrance Hallway
Approached via Upvc double glazed front door, radiator, power points, laminate flooring, doors leading to cloakroom, lounge & kitchen/diner.

Cloakroom
Low level wc & pedestal wash hand basin, towel rail, partly tiled walls.

Lounge
Upvc double glazed boxed bay window to front, television point, radiator, power points, log burner, stairs leading to first floor. Door through too:

Play Room
Upvc double glazed sliding doors to rear, radiator, power points, laminate flooring.

Open Plan Kitchen/Diner
Upvc double glazed windows to both side & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drainer, electric double oven with separate gas hob & hood, radiator x 2, space for appliances, partly tiled walls, laminate flooring, power points.

First Floor Landing
Access to the loft hatch, airing cupboard which holds the combination boiler, doors to all rooms.

Bedroom 1
Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2
Upvc double glazed windows to front, radiator, power points, built in wardrobe.

Bedroom 3
Upvc double glazed windows to front, radiator, power points, built in wardrobe.

Bathroom
Upvc frosted double glazed windows to side, four piece suite comprising of panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights.

Rear Garden
An enclosed area which is partly paved, with an area laid to lawn, shed, large work shop. gated side access.

Garage
Up & over door with power & lighting.

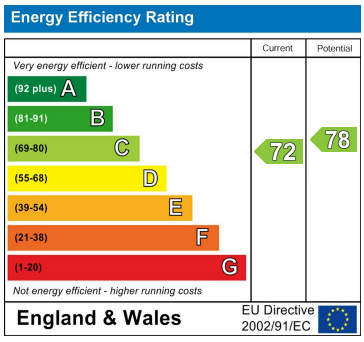
Tenure
Freehold.

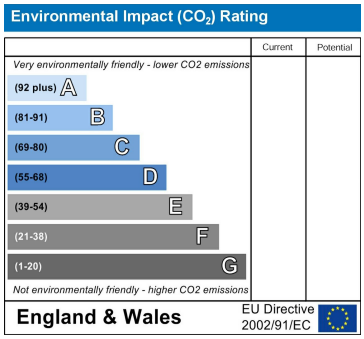
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council- Band D

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.







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 firms 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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