



97 Bittern Avenue

Abbeydale, Gloucester, GL4 4WG

Offers in excess of £150,000

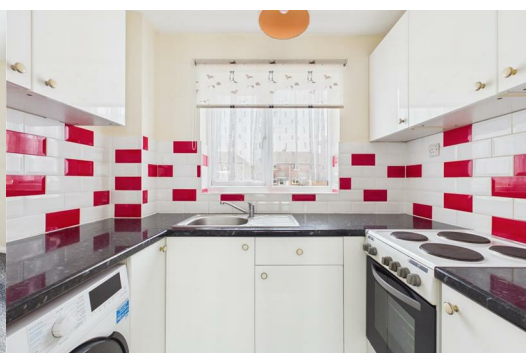


Murdock & Wasley Estate Agents are pleased to present this charming one bedroom terraced home, ideally situated in the popular area of Abbeydale. Conveniently located within easy walking distance of local amenities and well connected bus routes, this property offers both comfort and accessibility.

The accommodation briefly comprises an entrance hallway, a fitted kitchen and a bright, inviting lounge on the ground floor. Upstairs, there is a well proportioned double bedroom and a modern bathroom.

Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining, as well as an allocated parking space.

This home represents an excellent opportunity for first time buyers looking to step onto the property ladder, or for investors seeking to expand their rental portfolio.



Tenure

Freehold

Local Authority

Gloucester City Council

Council Tax Band: A

Services

Mains water, electricity and drainage.

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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(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

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW