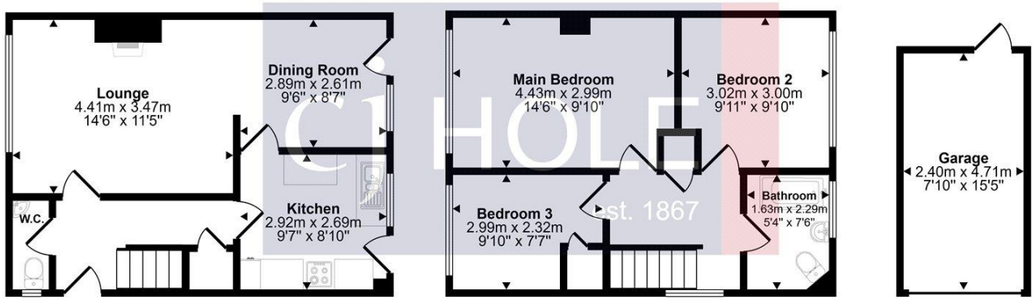
Approx Gross Internal Area
93 sq m / 1001 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft

First Floor
Approx 41 sq m / 444 sq ft

Garage
Approx 11 sq m / 122 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Additional Information



Hucclecote Sales
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Hucclecote, GL3 3LA
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e: hucclecote@cjhole.co.uk

www.cjhole.co.uk

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(ii) no person in the employment of C & T Residential trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property



Linnet Close, Abbeydale, GL4

Asking Price: £300,000 Freehold

Situated in a convenient location close to a range of local amenities and offered for sale with no onward chain, is this recently redecorated detached family home.

Internally, this well-presented property briefly comprises of an entrance hall, downstairs cloakroom, kitchen, and a light and airy lounge/dining room featuring a large window and door overlooking the rear garden. Whilst upstairs, there are two double bedrooms, a single bedroom with a built-in wardrobe, and a recently refitted family bathroom.
Outside, the property benefits from a lawned front garden and a low-maintenance rear garden, together with driveway parking and a garage.

The property overlooks attractive green spaces, ideal for dog walking, and is conveniently located close to main bus routes, as well as both primary and secondary schools. In addition, the property offers excellent potential for further extension, subject to the necessary planning permissions and building regulations.

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Freehold

www.cjhole.co.uk

Linnet Close, Abbeydale, GL4

Asking Price: £300,000











Entrance Hall Fitted carpet, double glazed composite front door, stairs to first floor, understairs storage cupboard and doors to living room, kitchen and downstairs cloakroom

Cloakroom Low-level WC, hand wash basin, UPVC window to side aspect and tiled flooring

Lounge/Dining Room Lounge area: Fitted carpet, UPVC window to front aspect, radiator, open fireplace with woodstove and opening to dining room
Dining room: Fitted carpet, radiator, UPVC double glazed window and single door to rear garden, opening to living room and door to kitchen

Kitchen A range of eye-level units, sink and drainer, space for electric cooker, wall-mounted gas boiler, space for under counter fridge and freezer and UPVC window and door to rear aspect

Landing Fitted carpet, stairs to ground floor, loft hatch, storage cupboard and UPVC window to side aspect

Main Bedroom Fitted carpet, radiator and UPVC window to front aspect

Bedroom Two Fitted carpet, radiator and UPVC window to rear aspect

Bedroom Three Fitted carpet, radiator, built in wardrobe and UPVC window to front aspect

Family Bathroom Three-piece suite consisting of: panelled bath with shower over, pedestal hand wash basin and low-level WC. Vinyl flooring and UPVC window to rear aspect



Front Garden Open plan front garden, mainly laid to lawn, concrete pathway leading to the front door and gated side access

Rear Garden Enclosed by timber fencing, mainly laid to lawn, small block paved patio, outside tap, doors to kitchen and dining room and concrete pathway which leads to the gated rear aspect, en-bloc garage and driveway

En-bloc Garage Up and over door to front and single door to rear garden.

Material Information Please use the QR code to open the material information

Council Tax Band C

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and Embrace Financial Services. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and Embrace Financial Services. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and Embrace Financial Services you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information