



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## 15 Stanmoor, Abbeydale, GL4 5BT

**£310,000**

This very well presented FOUR bedroom semi-detached house, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous reception room, perfect for entertaining guests or enjoying family time.

The heart of the home is the kitchen diner, which provides a delightful space for entertaining. Additionally, the property boasts a separate UTILITY ROOM, garage and off-road parking.

Situated close to local amenities, residents will find everything they need within easy reach, from shops to schools and parks. The property is offered **\*\*\*CHAIN FREE\*\*\***

## Entrance Hall

Lounge 15'7 x 13'6 (4.75m x 4.11m)

Kitchen/ Breakfast Room 21'4 x 9'2 (6.50m x 2.79m)

Utility 7'6 x 5'1 (2.29m x 1.55m)

Garage 15'10 x 7'6 (4.83m x 2.29m)

Bedroom 1 13'1 x 10'3 (3.99m x 3.12m)

Bedroom 2 12'2 x 7'1 (3.71m x 2.16m)

Bedroom 3 11'11 x 7'11 (3.63m x 2.41m)

Bedroom 4 9'2 x 7'1 (2.79m x 2.16m)

## Bathroom

## OUTSIDE

Driveway providing off road parking leading to the garage.

The rear garden has a large patio, with an ideal entertaining area, steps leading up to the lawn with a raised decked area. Futhermore, office/ studio with power.

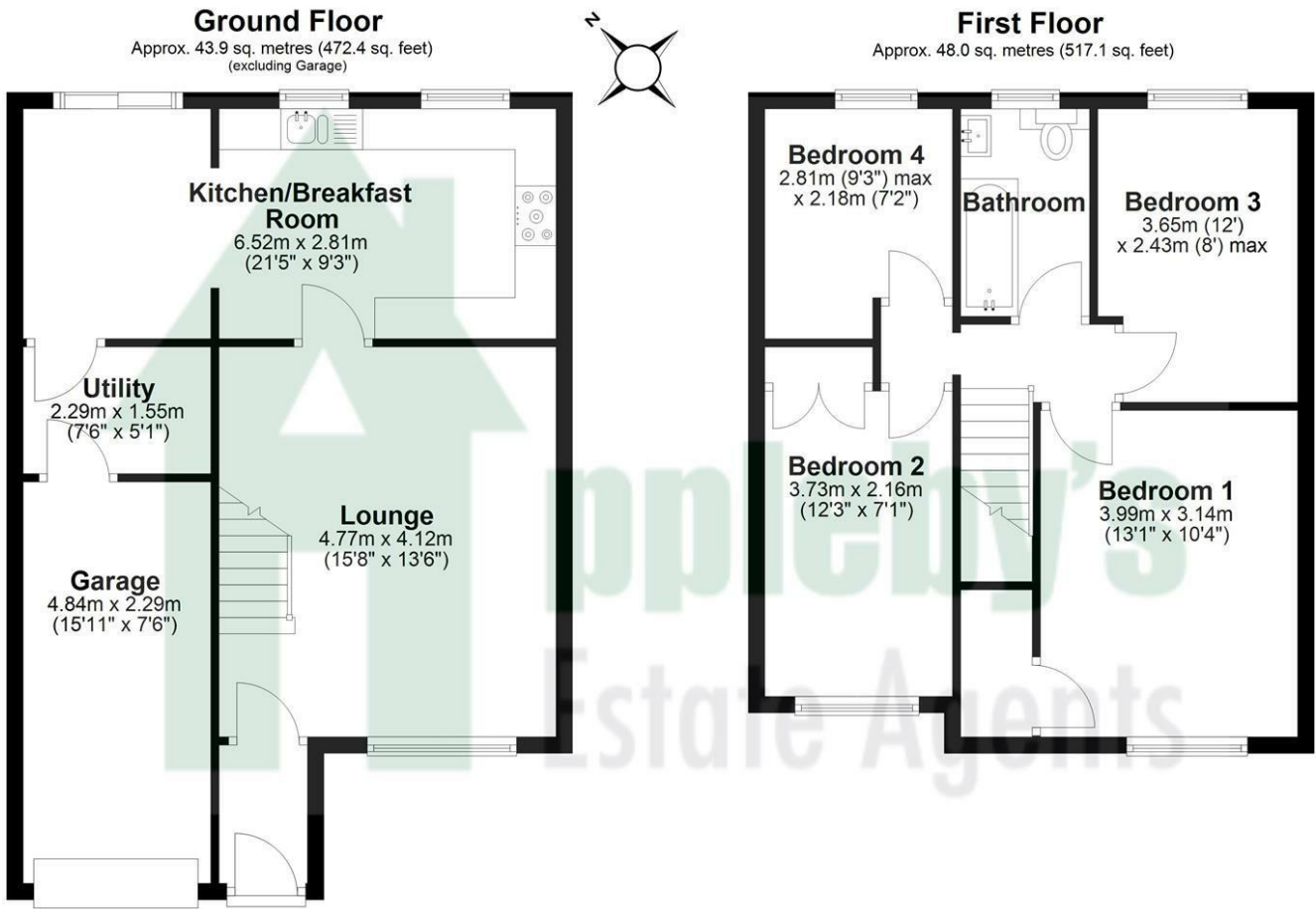
## Services

Mains Drainage, Gas Central Heating  
Gloucester City Council Tax Band B

## Tenure

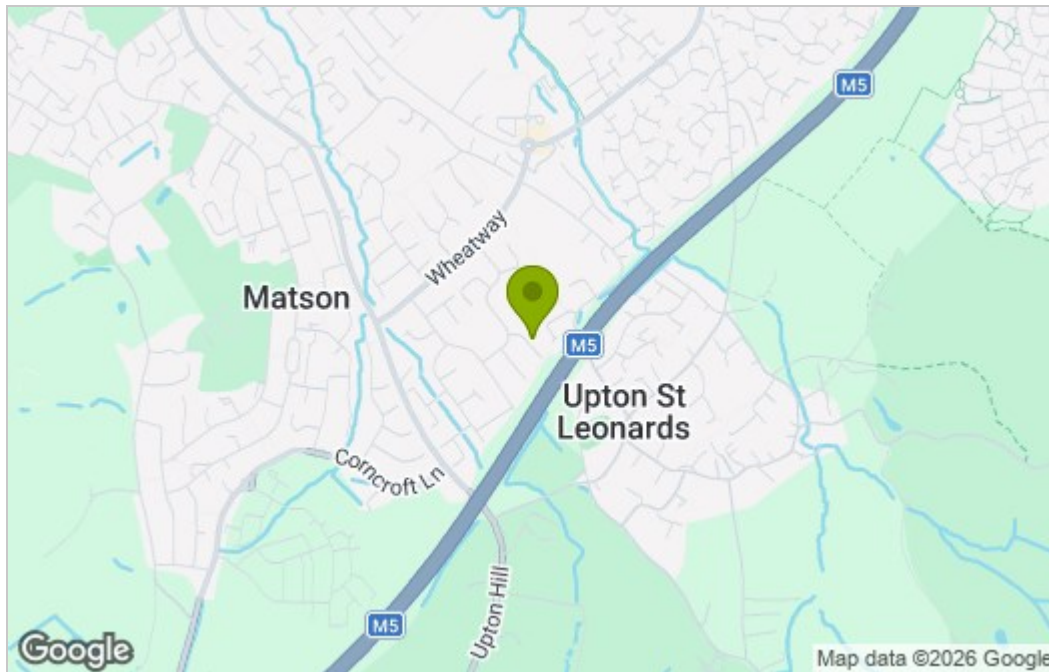
Freehold

# Floor Plan

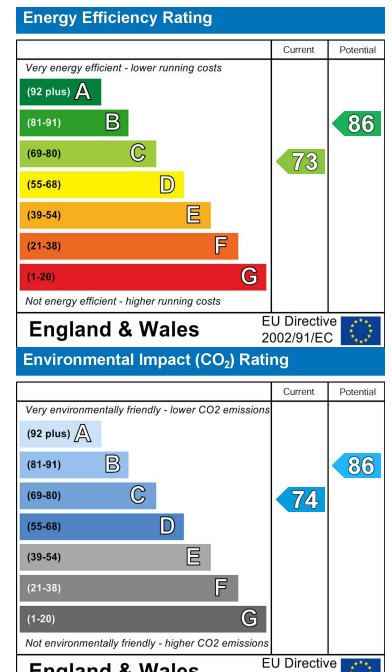


Total area: approx. 91.9 sq. metres (989.6 sq. feet)

# Area Map



# Energy Efficiency Graph



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.