



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



18 Bittern Avenue, Abbeydale, GL4 4WA

£385,000

This FOUR bedroom DETACHED home is ready to move into !

The property boasts a well-designed layout, featuring a KITCHEN/DINER.

In addition to its comfortable living spaces, this home offers practical amenities, including a garage and off-road parking for two vehicles, a valuable asset in this popular neighbourhood. The property is presented in good condition and is available***CHAIN FREE***

Close to local amenities, schools, shops and transport links

Entrance Hall

WC

Lounge 15'4 x 12'7 (4.67m x 3.84m)

Kitchen/Dining Room 18'7 x 11'10 (5.66m x 3.61m)

Bedroom 1 12'2 x 10'4 (3.71m x 3.15m)

Bedroom 2 10'8 x 9'5 (3.25m x 2.87m)

Bedroom 3 8'11 x 8'4 (2.72m x 2.54m)

Bedroom 4 7'2 x 6'7 (2.18m x 2.01m)

Bathroom 10'0 x 5'8 (3.05m x 1.73m)

OUTSIDE

The property benefits from convenient driveway parking and an attached single GARAGE.

The rear garden is low maintenance all enclosed.

Useful Information

A significant advantage of this property is the historical planning permission for a two-storey side extension. While purchasers should make their own enquiries regarding the current status and potential renewal, this presents exciting possibilities for future expansion and customisation, adding potential value to the home.(STP)

Services

Mains drainage, gas.

Gloucester City Council tax band D

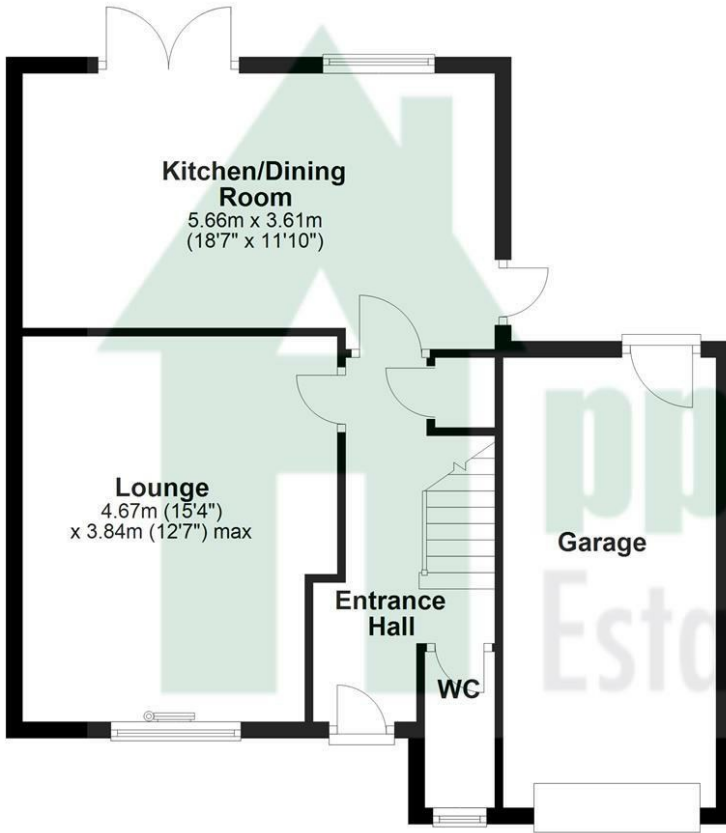
Tenure

Freehold

Floor Plan

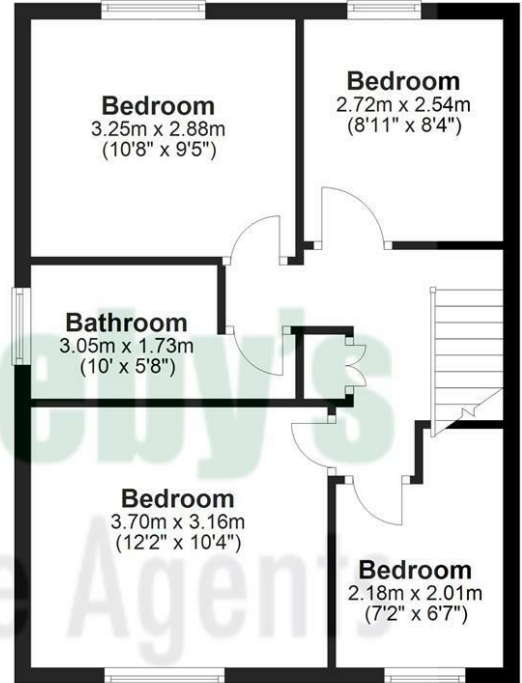
Ground Floor

Approx. 61.3 sq. metres (660.0 sq. feet)



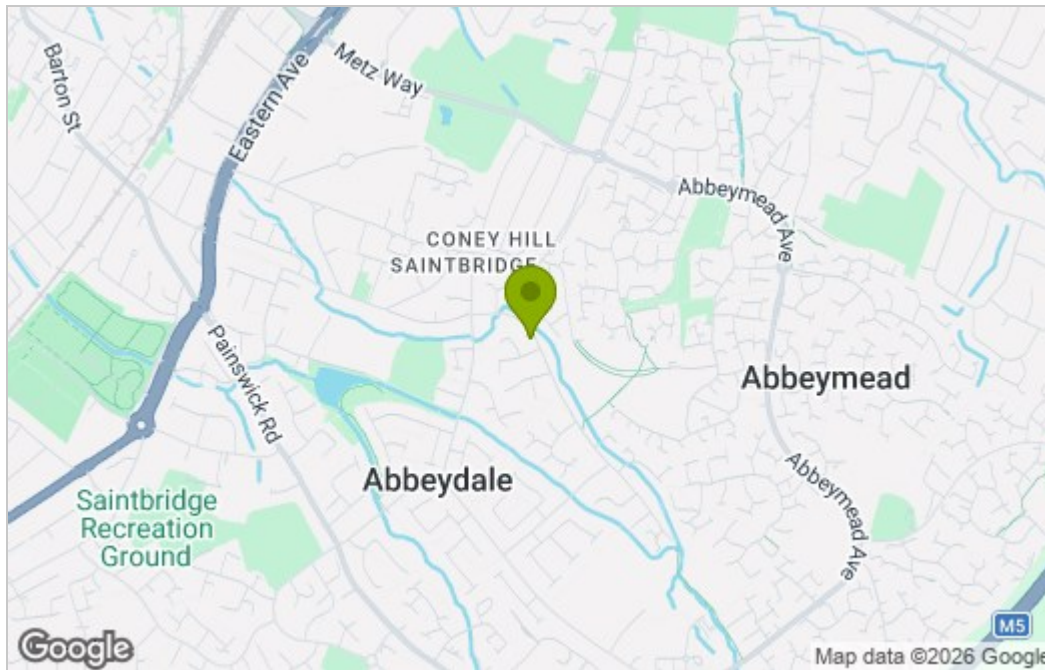
First Floor

Approx. 45.0 sq. metres (484.2 sq. feet)



Total area: approx. 106.3 sq. metres (1144.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	

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