



13 Eagle Way, Gloucester, GL4 4WS

Asking Price £300,000

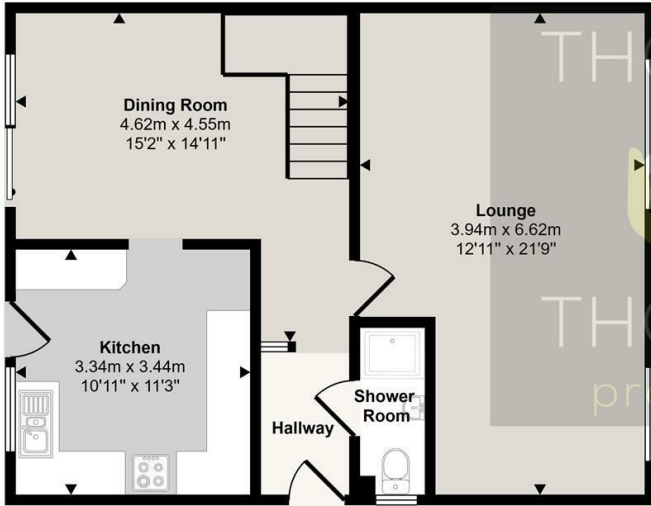
Detached house located in Abbeydale spanning an impressive 1,267 square feet, boasts four spacious bedrooms, making it an ideal family home. The layout includes a welcoming reception room that provides a warm and inviting space for relaxation and entertaining.

The property further benefits from a double garage with allocated parking and the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode.

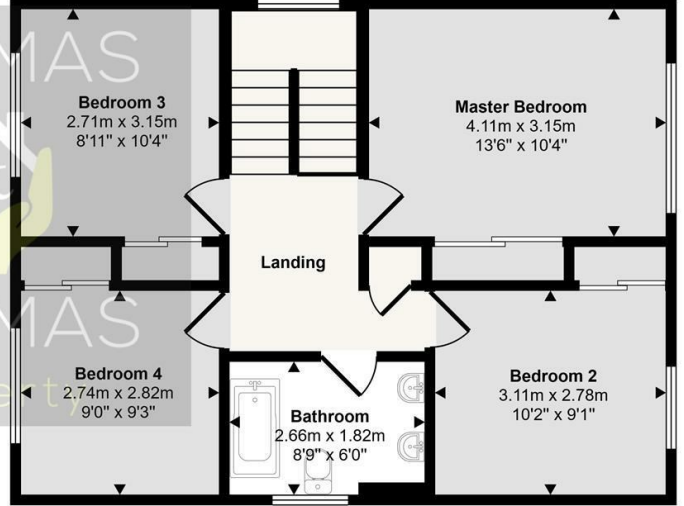
With its generous living space and family-friendly layout, this property is perfect for those seeking a comfortable and practical home in a sought-after location. Don't miss the opportunity to make this delightful house your own.

- Four double bedrooms
 - Double garage
- Two reception rooms
- Driveway parking
- Spacious accomodation
 - Chain free

Approx Gross Internal Area
118 sq m / 1267 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft



First Floor
Approx 59 sq m / 640 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	81

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		



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