

Farr & Farr

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PRICE: £235,000

REF : H24126/SM

**37 BODENHAM FIELD
ABBEYMEAD
GLOUCESTER
GL4 5TS**



**A MODERN WELL PRESENTED THREE BEDROOM SEMI
DETACHED HOUSE IN A PLEASANT LOCATION IN THE
HEART OF ABBEYMEAD**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
 01452 500025
 

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
 01452 613355
 

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
 01452 380444
 

Churchdown:

1 Church Road
Gloucester GL3 2ER
 01452 857421
 

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
 01452 238298
 

37 BODENHAM FIELD, ABBEYMEAD, GLOUCESTER, GL4 5TS

Immaculate three bedroom house presented in excellent decorative order throughout. The property benefits from a well fitted kitchen, spacious lounge within dining area and a very pleasant rear garden. Other benefits include a garage, gas central heating, driveway and UPVC double glazing.

Bodenham Field can be found off Abbeymead Avenue. Locally there is an excellent supply of amenities which include supermarkets, a variety of local shops, doctors, dentists, chemist, community centre and library. There are frequent bus services to both Gloucester and Cheltenham and easy access to the M5 and M4 motorways and the Cotswolds.

**THREE BEDROOMS; LOUNGE/DINING ROOM; KITCHEN;
DOWNSTAIRS CLOAKROOM; GARAGE; OFF ROAD PARKING;
PRIVATE REAR GARDEN; GAS CENTRAL HEATING; UPVC DOUBLE
GLAZING**

ENTRANCE :

Via UPVC front door into hall.

ENTRANCE HALL :

Radiator. Oak effect laminate flooring. Stairs to first floor. Doors to all rooms.

LOUNGE/DINING ROOM : 15'2 x 15'8

Two radiators. UPVC window and French doors to rear. Attractive modern fireplace with flame effect electric fire. Large built in storage cupboard. TV and telephone point.



KITCHEN : 8'4 x 10'0

UPVC double glazed window to front. Range of wall, base and drawer units with worktops over. Inset one and a half bowl stainless steel sink and drainer. Tiled surround. Ideal gas central heating boiler concealed in wall cupboard. Space for dishwasher. Plumbing and space for washing machine. Space for freestanding fridge freezer. Built in AEG cooker and 4 ring gas hob with extractor hood over. Tiled floor.

**DOWNSTAIRS CLOAKROOM :**

UPVC double glazed window to front. White low level WC and corner vanity wash hand basin. Radiator.

FIRST FLOOR :**LANDING :**

Window to side. Radiator. Access to fully insulated, partially boarded loft with light. Storage cupboard.

BEDROOM ONE : 8'7 x 15'10

Radiator. UPVC window to rear. Fitted carpet. Telephone point.



BEDROOM TWO : 8'7 x 9'10

Radiator. UPVC window to front. Built in cupboard. Fitted carpet.

**BEDROOM THREE : 6'4 x 8'4**

Radiator. UPVC window to rear. Fitted carpet.

**BATHROOM :**

UPVC frosted window to front. Oak effect laminate flooring. Radiator. Part tiled walls. Suite comprising low level WC, pedestal sink and panelled bath with Mira Sport shower. Extractor fan. Shaver point.



EXTERIOR :

FRONT GARDEN :

Landscaped low maintenance front garden. Off road parking. Access to garage.



REAR GARDEN :

Attractive rear garden mainly laid to lawn with mature shrub borders and trees and patio area. Enclosed by closed board fencing. Garden shed.



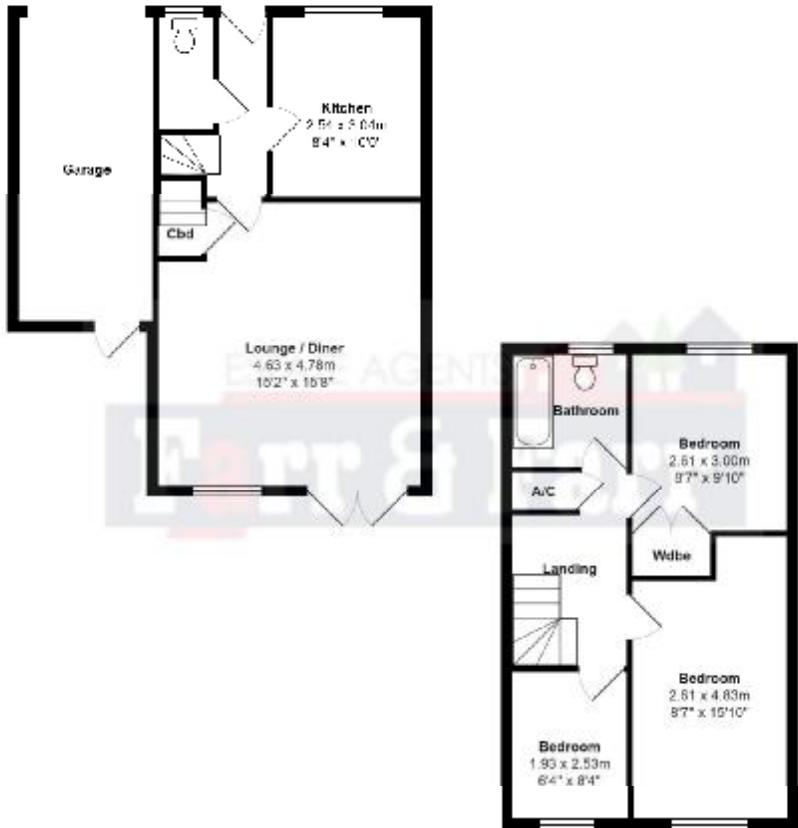
GARAGE :

Up and over door and personnel door to garden. Light and power. Outside tap.

PLEASE NOTE :

ALL MEASUREMENTS ARE APPROXIMATE

VIEWING BY APPOINTMENT WITH THE AGENT



Approx Total Area: 81.6 m² ... 870 ft²

Drawn by www.glossycartouchofproperty.co.uk
 The plan is a by-lay-out plan showing Notation Drawn, unless stated.
 All dimensions are approximate and approximate.
 Verification can be taken in the possession of the plan. Glossy Cartouche Energy Solutions
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		