



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.



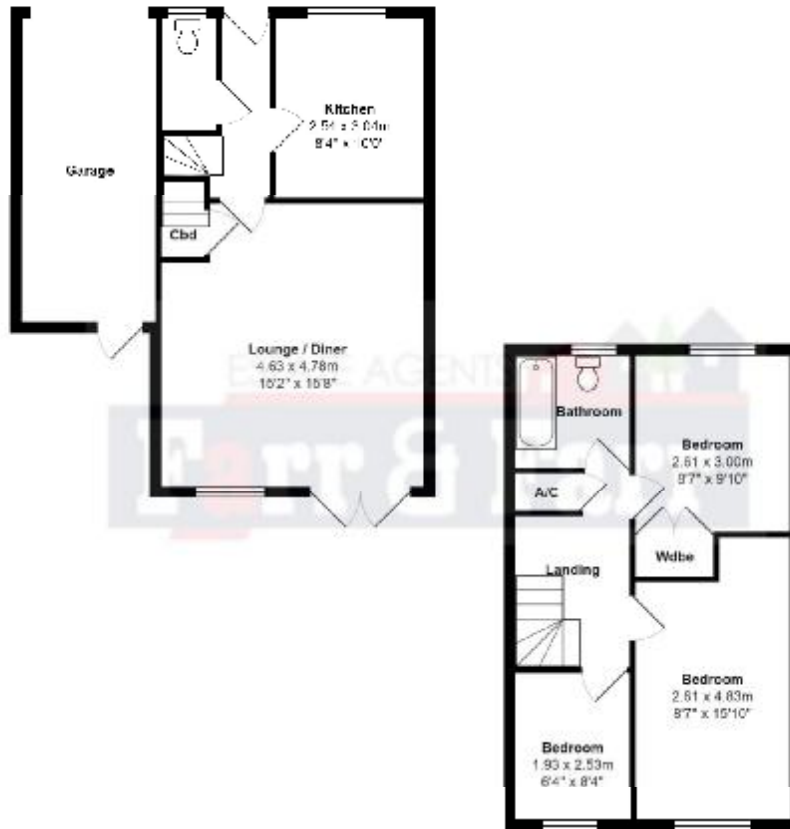
GARAGE :

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: 84.6 m² ... 910 ft²

Drawn by: www.gloucestershireestateagents.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and doors are not to scale and are approximate.
 We take every care to make this plan as accurate as possible, but we cannot be held responsible for any errors or omissions. Please check all dimensions and areas with the agent before making any offer.

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		