



 **28 Badger Close, Abbeydale – GL4 5EY**

Gloucester

Guide Price **£250,000**



# 28 Badger Close

Abbeydale, Gloucester

Well Presented Two DOUBLE Bedroom Semi-Detached Bungalow In Abbeydale With NO ONWARD CHAIN

Located on a quiet no-through road in the popular Abbeydale area, this well presented two bedroom semi-detached bungalow offers comfortable and convenient single-storey living. The property features two generous double bedrooms, a spacious lounge/diner ideal for both relaxing and entertaining, and a well-appointed kitchen.

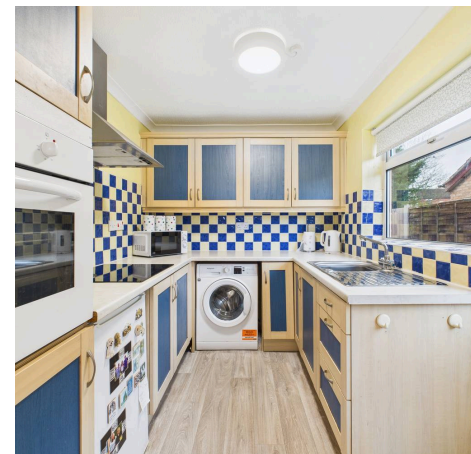
Externally, the home benefits from off-road parking and a particularly spacious, enclosed rear garden, providing a private outdoor space perfect for gardening or enjoying the warmer months. Situated in a peaceful setting while remaining close to local amenities and transport links, this attractive bungalow would make an ideal home for a range of buyers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





### Entrance Porch

### Lounge/Diner

15' 10" x 12' 10" (4.83m x 3.91m)

### Kitchen

9' 1" x 7' 0" (2.77m x 2.13m)

### Hall

### Bedroom 1

13' 0" x 9' 2" (3.96m x 2.79m)

### Bedroom 2

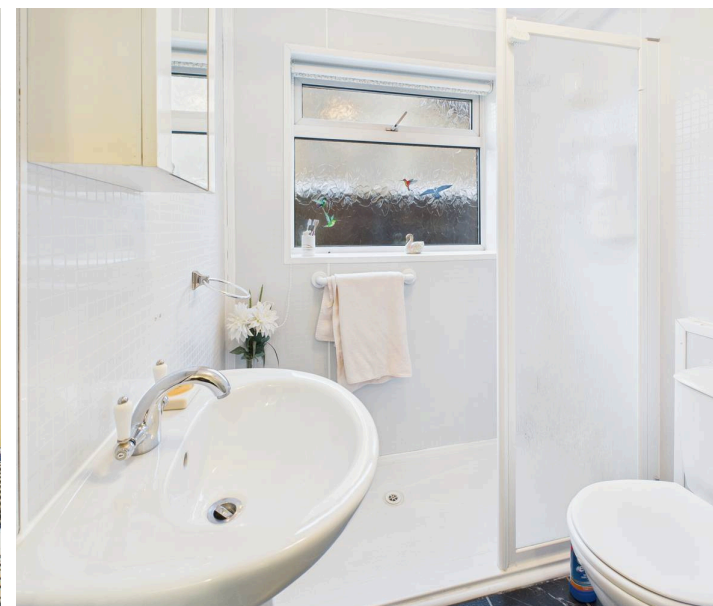
10' 7" x 8' 11" (3.23m x 2.72m)

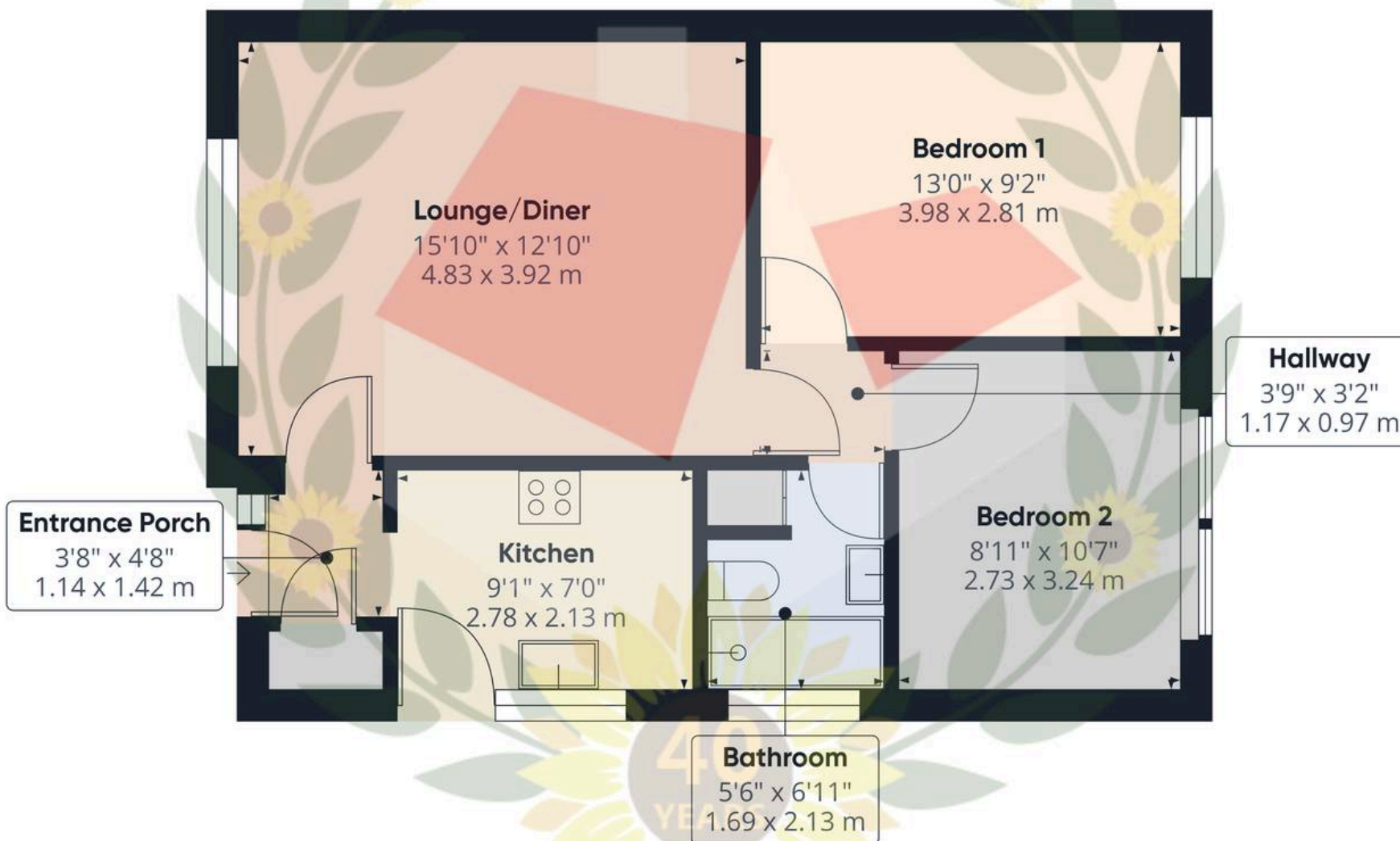
### Shower Room

6' 11" x 5' 6" (2.11m x 1.68m)

### Additional Information From Seller

Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to cabinet





Approximate total area<sup>(1)</sup>

567 ft<sup>2</sup>

52.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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