



## 6 Eagle Way, Gloucester, GL4 4WS

Offers Over £240,000

Nestled in the charming area of Abbeydale, Gloucester, this delightful detached house at Eagle Way presents an excellent opportunity for both families and first-time buyers. The property boasts three well-proportioned bedrooms of good proportions.

This property offers a low maintenance garden with rear access leading to its allocated parking space and garage. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new abode.

With its prime location in Abbeydale, residents will benefit from a friendly community atmosphere, along with access to local amenities and transport links.

- Three Bedrooms
- Garage With Parking
- Well Presented
- Semi Detached
- Gas Central Heating
- Chain Free



Approx Gross Internal Area  
84 sq m / 905 sq ft



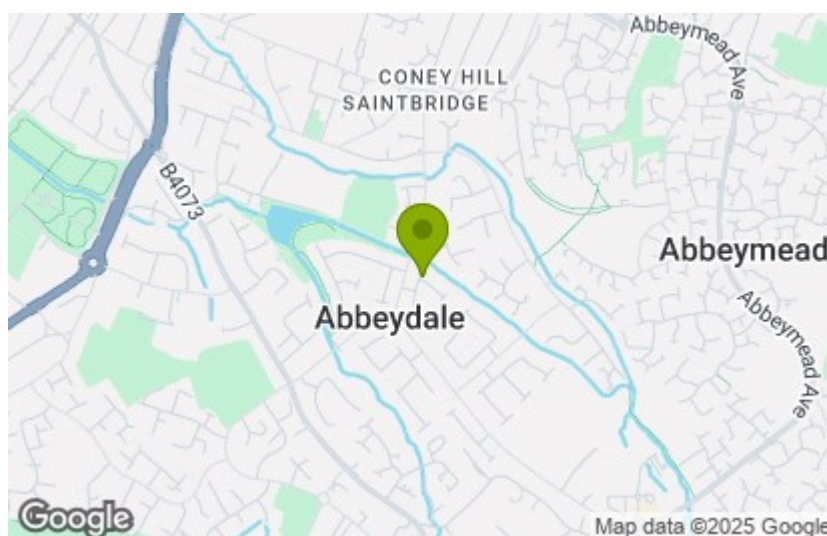
Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 42 sq m / 449 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	69	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	86
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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