



Nettleton Main Road

Minsterworth, Gloucester, GL2 8JG

£450,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome for sale this much loved family home which offers so much living space in an abundance. On the ground floor we have three reception rooms (Currently two living rooms & dining room) & kitchen. Upstairs are four double bedrooms, en-suite & bathroom. Outside is quite simply stunning. A large rear garden which is private & beautifully kept.

This home has already been extended over the years but still offers lots of potential of extending (subject to the relevant planning consents).



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor, doors to all three reception rooms & kitchen.

Living Room 13'2 x 11'1 (4.01m x 3.38m)

Upvc double glazed windows to front, radiator, power points, television point,

Second Lounge 23'6 x 15'11 (7.16m x 4.85m)

Upvc double glazed windows to front & doors to rear garden, two radiators, power points, television point.

Dining Area 19'3 x 12'6 (5.87m x 3.81m)

Upvc double glazed windows to rear, radiator, power points.

Kitchen 16'9 x 7'11 (5.11m x 2.41m)

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, cooker points, space for appliances, tiled flooring, recessed down lights.

First Floor Landing

Loft hatch, doors to all rooms.

Bedroom 1 13'1 x 9'10 (3.99m x 3.00m)

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, tiled walls, heated towel rail.

Bedroom 2 11'10 x 11'5 (3.61m x 3.48m)

Two Upvc double glazed windows to rear, radiator, power points.

Bedroom 3 12'7 x 11'3 (3.84m x 3.43m)

Upvc double glazed window to rear, radiator, power points.

Bedroom 4 11'3 x 11'0 (3.43m x 3.35m)

Two Upvc double glazed windows to front, radiator, power points.

Bathroom

Upvc frosted double glazed window to rear, freestanding bath, low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring.

Rear Garden

A fantastic size garden which is laid to lawn with a partly paved area, shed, flower & shrub borders.

Tenure

Freehold.

Services

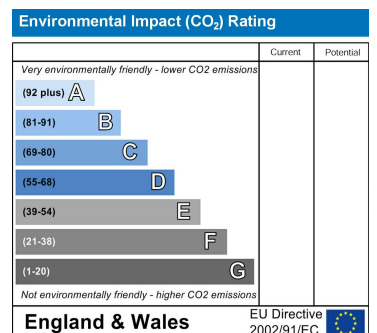
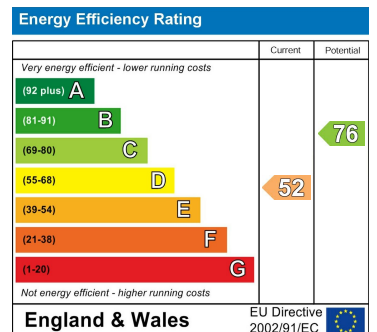
Mains water, septic tank (bottom of garden) electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band D

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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