



 Murdock & Wasley

174 Cheltenham Road East

Churchdown, Gloucester, GL3 1AL

Offers in excess of £340,000



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this exceptionally presented, contemporary detached family home located in a popular position. On the ground floor we have: Entrance hallway, cloakroom, kitchen, lounge/diner & utility.

Upstairs are four bedrooms, en-suite & another bathroom. Outside we have an enclosed rear garden with GARAGE & DRIVEWAY also included.

Further benefits also include Upvc double glazing, gas central heating & is offered for sale with NO ONWARD CHAIN.



Entrance Hallway

Approached via Upvc double glazed front door, door to cloakroom, opening to kitchen & also lounge/diner.

Cloakroom

Upvc double glazed window to front, low level wc & pedestal wash hand basin, radiator.

Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, built in electric oven, microwave, separate induction hob & hood, integral fridge/freezer & dishwasher, power points, recessed down lights.

Lounge/Diner

Upvc double glazed windows to side & rear, Upvc double glazed door leading to rear garden. television point, radiator, power points, recessed down lights, glass & oak style staircase leading to the first floor, door through too:

Utility Room

Upvc double glazed window & door to rear, plumbing & space for washing machine & tumble dryer, door to garage.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Two Upvc double glazed windows to rear, radiator, power points, door to:

En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, towel rail, partly tiled walls.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

An enclosed rear garden which is private. Partly paved, with an area laid to lawn, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

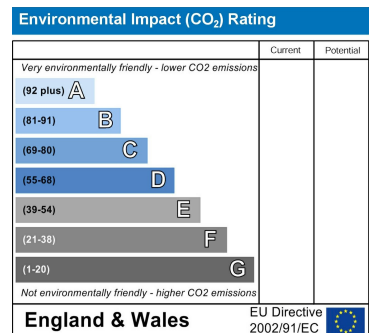
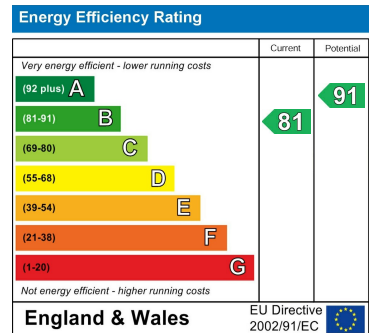
Tewkesbury Borough Council- Band D

Awaiting Vendor Approval

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

Agents Note

We have been advised that the property is effected by Japanese Knotweed and has program in place.



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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