



9 Waterton Close

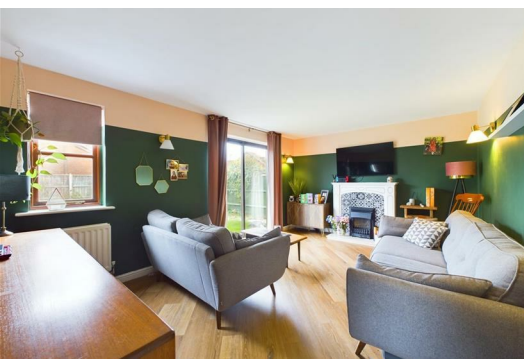
Hucclecote, Gloucester, GL3 3UD

£360,000



MURDOCK & WASLEY ESTATE AGENTS welcome to the open market this spacious, detached family home located in a highly desirable location. The accommodation comprises of Entrance hallway, cloakroom, lounge, dining room & kitchen/breakfast room. Upstairs we have four bedrooms, en-suite & family bathroom. Outside to the rear is an enclosed garden with GARAGE & PARKING to the side. Further benefits do also include double glazing & gas central heating.

The property benefits from excellent access to all the local shops, amenities and schools within Hucclecote, as well as being within easy reach of the City Centre, the A40 and J11 of the M5.



Entrance Hallway

Approached via front door, radiator, power points, stairs leading to first floor. Doors to cloakroom, lounge, dining room & kitchen/breakfast room.

Cloakroom

Double glazed frosted window to front, low level wc & pedestal wash hand basin, radiator.

Lounge 16'4 x 11'3 (4.98m x 3.43m)

Double glazed windows & sliding doors to rear, television point, two radiators, power points.

Dining Room 9'7 x 9'6 (2.92m x 2.90m)

Double glazed window to front, radiator, power points, exposed beams.

Kitchen/Breakfast Room 16'0 x 9'10 (4.88m x 3.00m)

Double glazed windows to side & door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, integral fridge/freezer, plumbing for dishwasher, radiator, tiled flooring, cupboard housing "Sumprima" boiler.

First Floor Landing

Radiator, power points, loft hatch, airing cupboard, doors to all rooms.

Bedroom 1 11'0 x 10'9 (3.35m x 3.28m)

Double glazed windows to side, radiator, power points, door too:

En-Suite

Double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin. heated towel rail.

Bedroom 2 10'7 x 9'6 (3.23m x 2.90m)

Double glazed windows to front, radiator, power points.

Bedroom 3 9'6 x 9'0 (2.90m x 2.74m)

Double glazed window to side, radiator, power points.

Bedroom 4 8'10 x 7'11 (2.69m x 2.41m)

Double glazed windows to side, radiator, power points.

Bathroom 7'0 x 5'7 (2.13m x 1.70m)

Double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, gated side access, cold water tap.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

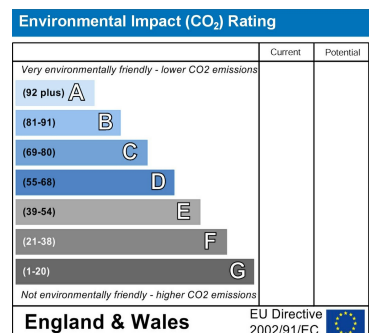
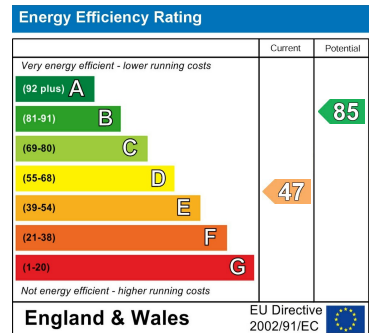
Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band E

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.



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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