



1 Hooper Close

, Gloucester, GL4 4SU

Offers in excess of £249,500



We're thrilled to present to the open market a beloved three-bedroom home that, in our opinion, is perfectly suited for first-time buyers. This property boasts a modern fitted kitchen, two reception rooms for ample living and dining space, and three generous double bedrooms, catering to all the needs of a growing family or those looking for extra space. Outside to the rear we have an enclosed private garden with en bloc garage.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, laminate flooring, stairs to first floor with under stairs storage space. Door to lounge & kitchen.

Lounge 16'2" x 11'2" (4.94 x 3.42)

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

Kitchen 10'6" x 9'0" (3.22 x 2.75)

Upvc double glazed windows to rear & door to rear, eye & base level units with roll edge work tops, electric oven with gas hob & hood, space for appliances, wall mounted combination boiler, radiator, partly tiled walls, opening to:

Dining Area & Utility 11'5" x 10'5" (3.48 x 3.18)

Upvc double glazed french doors to rear, radiator, power points. plumbing for washing machine & tumble dryer.

First Floor Landing 8'0" x 3'3" (2.46 x 1.00)

Access to loft via hatch, power points, doors to all rooms.

Bedroom 1 11'5" x 10'5" (3.48 x 3.18)

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

Bedroom 2 11'2" x 10'5" (3.42 x 3.19)

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

Bedroom 3 8'7" x 8'11" (2.63 x 2.74)

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

Bathroom 7'11" x 5'6" (2.43 x 1.69)

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

En Bloc Garage

Up & over door.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn. Cold water tap, gated rear access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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