



## 22 Larchwood Drive

Tuffley, Gloucester, GL4 0AH

**Offers in excess of £300,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this well presented three bedroom semi-detached house situated in a popular and convenient location close to top achieving schools and fantastic transport links.

Boasting spacious accommodation to include three double bedrooms, off road parking and a south facing rear garden, we highly advise an early viewing to avoid disappointment!



**Porch**

Accessed via upvc double glazed door, tiled flooring, side aspect upvc double glazed windows. Door to:

**Lounge/ Diner**

Tv point, telephone point, power points, two radiators, stairs to first floor landing, space for dining table, front aspect upvc double glazed window and rear aspect upvc double glazed sliding doors.

**Kitchen**

Range of base, wall and drawer mounted units, Quartz worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, four ring induction hob with extractor hood over. Integral fridge/ freezer, dishwasher and microwave, partly tiled walls, inset ceiling spotlights, tiled flooring, radiator, rear aspect upvc double glazed window.

**Utility**

Wall mounted units, laminate worksurface, appliance points, power points. Space for washing machine and tumble drier, vinyl flooring, radiator, inset ceiling spotlights, side aspect upvc frosted double glazed door.

**Play Room/ Study**

Power points, radiator, inset ceiling spotlights, laminate flooring, front aspect upvc double glazed window.

**Landing**

Access to loft space, wooden door to airing cupboard housing the Worcester gas fired boiler, wooden door to storage cupboard. Doors lead off:

**Bedroom One**

Tv point, power points, radiator, inset ceiling spotlights, built in wardrobe, laminate flooring, front aspect upvc double glazed window.

**Bedroom Two**

Power points, radiator, rear aspect upvc double glazed window.

**Bedroom Three**

Power points, radiator, inset ceiling spotlights, front aspect upvc double glazed window.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Stainless steel heated towel rail, partly tiled walls, inset ceiling spotlights, tiled flooring, rear aspect upvc frosted double glazed window.

**Outside**

To the front of the property there is a driveway providing off road parking for two vehicles.

An iron gate to the side of the property provides access to the rear garden.

To the rear is a private, enclosed south facing garden with flagstone patio, flat lawn, outside tap and power points.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity and drainage.

**Agents Note**

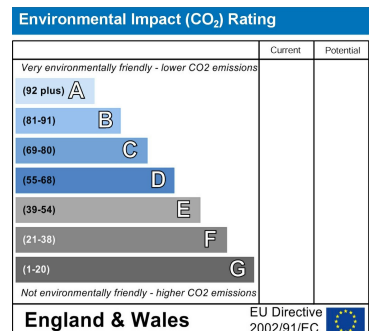
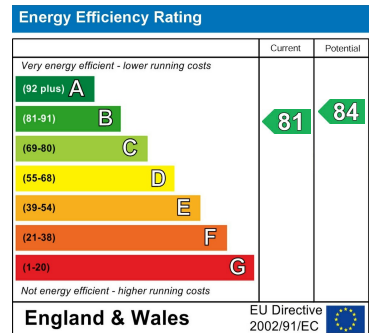
We are advised the property benefits from solar panels which are owned by the current vendor and will be transferred with any sale. These drastically reduce the monthly running costs of the property and make it more efficient.

**Local Authority**

Gloucester City Council  
Council Tax 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.



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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