



1 Hampton Place

Churchdown, Gloucester, GL3 1NW

£325,000



Introducing to the market this spacious four-bedroom detached family home, situated in the highly sought-after area of Churchdown. Representing a fantastic opportunity for families looking to settle in a desirable location, this property is priced to sell and offers ample living space, an enclosed garden, garage, and parking, catering to all the needs of a growing family.



Entrance Hall

Approached via Upvc double glazed front door, stairs to first floor, doors to cloakroom, lounge & kitchen & utility.

Cloakroom 5'9 x 2'8 (1.75m x 0.81m)

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

Lounge 14'8 x 10'0 (4.47m x 3.05m)

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

Dining Area 10'0 x 9'3 (3.05m x 2.82m)

Upvc double glazed french door to rear, radiator, power points, door too:

Kitchen & Utility 17'0 x 8'1 (5.18m x 2.46m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for appliances, recessed down lights, radiator, power points, under stairs storage, doors to garage & entrance hallway

First Floor Landing

Access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 12'2 x 8'7 (3.71m x 2.62m)

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

Bedroom 2 10'0 x 8'5 (3.05m x 2.57m)

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

Bedroom 3 8'3 x 7'1 (2.51m x 2.16m)

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

Bedroom 4 9'1 x 7'1 (2.77m x 2.16m)

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

Bathroom 6'8 x 5'6 (2.03m x 1.68m)

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

Rear Garden

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

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Local Authority

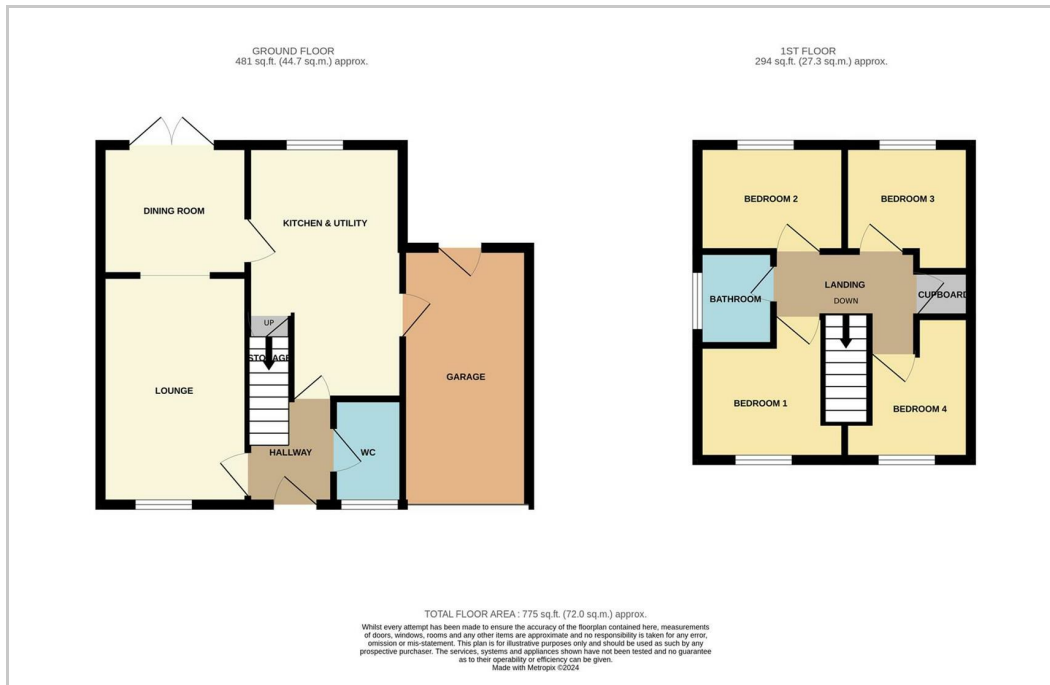
Tewkesbury Borough Council- Band D

Services

Mains water, gas, electricity & drainage.

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 | | | |
| (69-80) C | | | |
| (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 | |

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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

