



## 298 Stroud Road

Tuffley, Gloucester, GL4 0DG

**£300,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this rarely available and spacious four bedroom house, situated in a popular and convenient location close to top achieving schools and fantastic transport links.

Featuring well-presented accommodation, and a lovely enclosed rear garden, this property is perfect for variety of purchasers wanting comfortable and flexible living space. Plus, there's a large driveway providing ample off road parking for multiple vehicles.



### Entrance Porch

Accessed via composite door, tiled flooring, wooden single glazed window to side aspect.

### Kitchen / Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, ceramic sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring hob and extractor hood over. Integral fridge/ freezer and dishwasher, space for dining table, TV point, radiator, inset ceiling spotlights, rear aspect upvc double glazed windows and rear aspect upvc double glazed window. Opening to:

### Family Room

Tv point, power points, radiator, laminate flooring, inset ceiling spotlights, stairs to first floor landing, under stairs storage cupboard, front and side aspect upvc double glazed windows. Opening to:

### Utility / Wc

Low level wc, pedestal wash hand basin with mixer taps over, space and plumbing for washing machine, radiator, laminate flooring, inset ceiling spotlights.

### Lounge

Tv point, telephone point, power points, radiator, feature fireplace with gas fire inset, laminate flooring, front aspect upvc double glazed window.

### Landing

Doors lead off:

### Bedroom One

Power points, radiator, two storage cupboards, laminate flooring, inset ceiling spotlights, front and rear aspect upvc double glazed windows

### Bedroom Two

Power points, radiator, laminate flooring, access to part boarded loft space, inset ceiling spotlights, front aspect upvc double glazed window.

### Bedroom Three

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

### Bedroom Four

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

### Shower Room

Suite comprising walk in shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

### Outside

To the front of the property there is a tarmac driveway providing off road parking for at least four vehicles surrounded by brick walling and fencing. To the side there is gated access leading to a side garden area which is laid to lawn with a flagstone path, flower border, wooden shed and outside tap.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

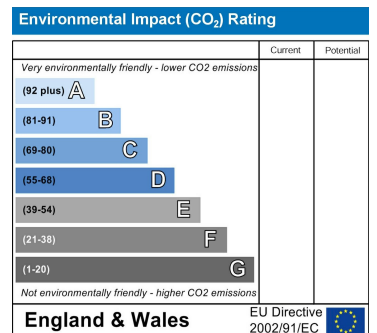
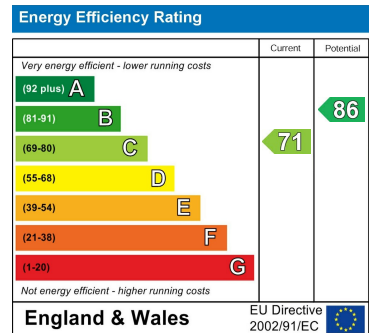
### Local Authority

Gloucester City Council

Tax Band : B

### Awaiting Vendors Approval

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



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

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

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