



## 18 Castello road

Brockworth Gloucester, GL3 4XZ

**Offers in excess of £335,000**



Murdock & Wasley Estate Agents proudly present this three-bedroom semi-detached townhouse, constructed by Linden Homes in 2022. This property, offered with no onward chain, features spacious and well-presented accommodation spread across three floors. Highlights include a master bedroom with en-suite and two further double bedrooms. Additionally there is a landscaped rear garden, garage and off road parking as well as having a remaining NHBC guarantee.



**Entrance Hall**

Accessed via composite door, power points, Karndean flooring, inset ceiling spotlights, stairs to first floor landing, wooden door to under stairs storage cupboard. Doors lead off:

**Cloakroom**

Low level wc, pedestal wash hand basin with mixer tap over, radiator, inset ceiling spotlights.

**Kitchen/Diner**

Range of base, wall and drawer mounted units, laminate work surfaces, stainless steel sink with a mixer tap over. Appliance points, power points, over/grill with four ring induction hob and extractor hood over. Space for washing machine, fridge/freezer and dining table, Karndean flooring, inset ceiling spotlights, front aspect upvc double glazed window.

**Lounge**

Tv point, telephone point, data points, power points, radiator, bespoke media unit with shelving and feature lighting. Kardean flooring, inset ceiling spotlights, rear aspect upvc double glazed french doors with fitted blinds leading to rear garden.

**Landing**

Power points, radiator, wooden door to airing cupboard. Doors lead off:

**Bedroom 2**

Tv point, power points, radiator, bespoke wooden wall panelling, wall mounted clothes rails, rear aspect upvc double glazed window with fitted blinds.

**Bedroom 3**

Power points, radiator, front aspect upvc double glazed window with fitted blinds.

**Bathroom**

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

**Landing**

Power point, radiator. Door to:

**Master Bedroom**

Tv point, power points, two radiators, wooden door to storage cupboard, front aspect upvc double glazed window with fitted blinds.

**En-Suite**

Suite comprising, step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over, partly tiled walls, heated towel rail, inset ceiling spotlights.

**Outside**

To the front of the property a flagstone path leads to the front covered porch with flowered borders to either side and outside tap.

To the side of the property, there is a tarmac driveway providing off road parking. This in turn leads to the :

**Garage**

Accessed via up 'n' over door with power and lighting.

To the rear of the property there is an enclosed garden that comprises of Indian sandstone patio and artificial lawn with wooden pergola, raised flower beds, power and lighting.

**Tenure & Charges**

Freehold

Estate Management Fee : £85.00 pa

**Local Authority**

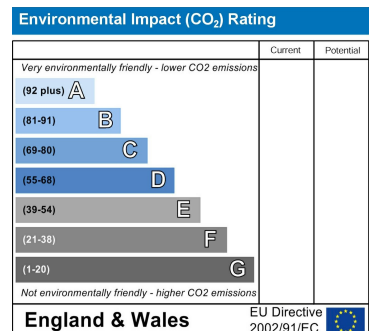
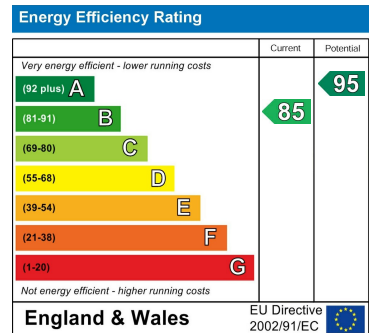
Tewkesbury Borough Council  
Council Tax Band : C

**Services**

Mains water, electricity, drainage and gas.

**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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