



64 Chestnut Road

Brockworth, Gloucester, GL3 4FW

Offers over £279,300



Murdock & Wasley Estate Agents are delighted to welcome to the market this three bedroom semi-detached townhouse, located on the outskirts of Coopers Edge. The property is situated within walking distance to local amenities, schools and children's play area, further benefits include a landscaped garden with decked area and garage with off road parking.

This is a fantastic property, offering spacious & flexible living accommodation. Call today to secure your viewing and to avoid disappointment !



Entrance Hall

Accessed via composite double glazed front door, power points, radiator, laminate flooring, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin, radiator, gas fired boiler, front aspect upvc double glazed window.

Kitchen/ Diner 22'2" x 15'1" (6.76m x 4.6m)

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob and extractor hood over. Integral tall fridge/ freezer and dishwasher, space for washing machine and dining table. Tv point, radiator, laminate flooring, wooden door to airing cupboard housing the immersion heater, wooden door to storage cupboard, side aspect upvc double glazed window, rear aspect upvc double glazed French doors to garden.

First Floor Landing

Radiator, laminate flooring, front aspect upvc double glazed window. Stairs lead off:

Lounge 14'9" x 12'7" (4.52m x 3.86m)

Tv point, telephone point, power points, two radiators, laminate flooring, two rear aspect upvc double glazed windows.

Bedroom Two 12'7" x 9'1" (3.84m x 2.77m)

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

Second Floor Landing

Access to loft space. Doors lead off:

Bedroom One 10'4" x 9'1" (3.15m x 2.77m)

Tv point, power points, radiator, built in wardrobes, rear aspect upvc double glazed window. Door to:

En-Suite

Step in shower cubicle, low level wc, pedestal wash hand basin, partly tiled walls, heated towel rail, inset ceiling spotlights.

Bedroom Three 15'3" x 8'5" (4.65m x 2.59m)

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin, heated towel rail, partly tiled walls, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Outside

To the front of the property a flagstone path with gravelled borders lead to the front porch enclosed by wrought iron railings.

To the rear of the property there is an enclosed garden that is mainly laid to artificial lawn suitable for use all year round with a raised decked area suitable for table and chairs. A wooden gate provides access to the:

Garage

Accessed via up 'n' over door with power and lighting. One allocated parking space in front.

Local Authority

Gloucester City Council
Council Tax Band: C

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

These 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			90
(81-91) B		79	
(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	

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