



## 13 Swallow Crescent

Innsworth, Gloucester, GL3 1BL

**Offers in excess of £275,000**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this attractive opportunity for growing families to purchase this extremely spacious semi detached home located in Innsworth. Internally the property has been extended over the years to the front, side & also rear to create a wonderful size home. On the ground floor we have: Entrance porch, hallway, kitchen, lounge, dining area & a lovely garden room which has exposed beams as a lovely feature. Upstairs are three bedrooms & bathroom.

Outside is as impressive. We have a GARAGE, not just any garage... It measures at 51ft, with roll edge doors to both front & side. We also have the garden, again a fantastic size which is also nice & private.



**Entrance Porch 11'9 x 7'3 (3.58m x 2.21m)**

Approached via Upvc double glazed front door. Two Upvc double glazed windows to front. Spot lights. Radiator. Sliding wardrobe doors concealing wall mounted Worcester combi-boiler. Storage. Doors to entrance hall and lounge.

**Entrance Hallway**

Approached via Upvc composite front door, radiator, power points, stairs leading to first floor. Door to kitchen.

**Kitchen 11'1" x 9'8" (3.38 x 2.97)**

Upvc double glazed window to rear. Tiled floor. Wall and base units with soft close doors. Base unit with storage carousel and lighting. Breakfast bar. Bowl and a half sink drainer. Slimline dishwasher. Integrated oven and electric hob with extractor hood over. Telephone point. Wall mounted Baxi gas heater.

**Rear Entrance Porch**

Upvc double glazed door and window to side. Tiled floor. Under counter space for fridge. Radiator. Window to conservatory.

**Dining Area 10'0 x 9'6 (3.05m x 2.90m)**

Upvc double glazed window to rear. Door to conservatory. Radiator. Coving. Open to:

**Lounge 17'8" x 13'9" (5.4 x 4.2)**

Upvc double glazed bay window to front. Radiator. Telephone point. TV point. Coving. Decorative electric fire with stone effect mantel piece.

**Conservatory 17'3 x 14'1 (5.26m x 4.29m)**

Upvc double glazed window part surround. Door to garden. Fireplace. Wall to ceiling radiator.

**First Floor Landing**

Upvc double glazed window to side. Baxi gas heater. Hatch entrance to boarded and insulated loft with velux window.

**Bedroom 1 13'4 x 12'3 (4.06m x 3.73m)**

Upvc double glazed window to front. Radiator. Built in single wardrobe.

**Bedroom 2 13'3 x 9'1 (4.04m x 2.77m)**

Upvc double glazed window to rear. Radiator. Built in double wardrobe and storage.

**Bedroom 3 9'8 x 9'0 (2.95m x 2.74m)**

Upvc double glazed window to front. Radiator. Built in single wardrobe space.

**Bathroom**

Upvc double glazed frosted window to rear. Bath with mixer tap and shower head. Low level WC and wash hand basin built in to vanity/storage unit. Heated towel rail. Part tiled wall.

**Workshop/Garage 51'1 x 16'9 (15.57m x 5.11m)**

Two double glazed windows to side. Electric roller door to front. Manual roller door to rear garden. Workshop area. Telephone point. Power points on walls and over head. Steel lifting and support beam. Two attic spaces for storage. Space for 3 standard cars.

**Utility**

Wooden framed double glazed window to side. Door. Telephone point. Electric shower. Back wash basin. Plumbing for washing machine. Electric wall heater. Lighting. Power points. Door to:

**Cloakroom**

Wooden framed frosted double glazed window. Low level WC. Wash hand basin. Electric wall heater. Electric metres in cupboard for salon and garage workshop.

**Rear Garden**

A generous size garden which is partly paved, mainly laid to lawn. Gated side access.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

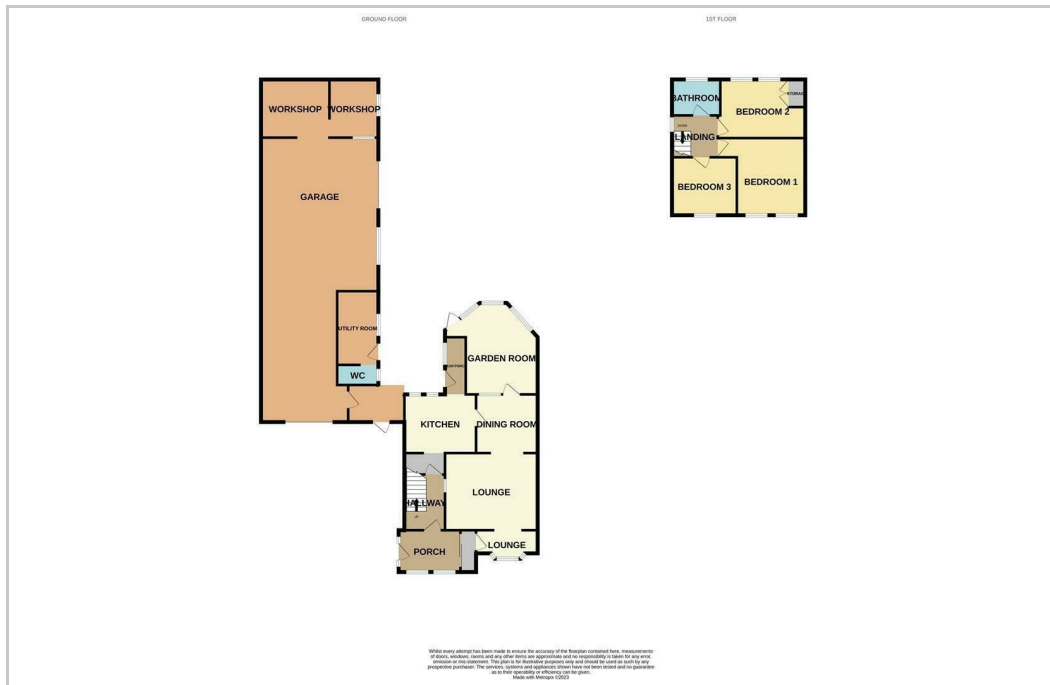
Tewkesbury Borough Council- Band A

**Agents Note**

Please note this property is only available to cash purchasers due to the type of construction.

**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		69	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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