



67 Shearwater Grove

Innsworth, Gloucester, GL3 1DD

£295,000



Murdock & Wasley Estate Agents proudly present this two-bedroom detached bungalow situated in the sought-after 'Shearwater Grove'. Conveniently positioned for local amenities, this property has recently undergone a full refurbishment.

Featuring a modern kitchen, spacious lounge, two bedrooms, and a shower room, this home offers comfort and functionality. Additionally, it boasts off-road parking, a garage, and an enclosed garden primarily laid to patio, perfect for outdoor enjoyment.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, wooden door to airing cupboard. Doors lead off:

Kitchen

Range of base and drawer mounted units, roll edge worktops, ceramic sink unit with a mixer tap over. Appliance points, power points, space for cooker, washing machine and tall fridge/ freezer. Tiled flooring, radiator, front aspect upvc double glazed window.

Lounge

Tv point, telephone point, power points, two radiators, coving, front and side aspect upvc double glazed windows.

Conservatory

Power points, tiled flooring, upvc double glazed windows, side aspect upvc double glazed door to garden.

Bedroom One

Power points, radiator, side aspect upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin, radiator, partly tiled walls, wooden door to storage cupboard, front aspect upvc double glazed window.

Outside

To the front of the property a wrought iron gate opens onto a pathway that leads to the front door,

To the side of the property there is an enclosed garden that is mainly laid to patio with an outside tap

There is a block paved driveway providing off road parking, this in turn leads to the garage via up 'n' over door, where there are wooden windows and a side aspect upvc door leading to the garden.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council
Council Tax Band: D

Services

Mains water, gas, electricity and 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			87
(81-91) B			
(69-80) C		62	
(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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