



10 Stanway Road

Coney Hill, Gloucester, GL4 4RE

£299,950



MURDOCK & WASLEY ESTATE AGENTS are delighted to present to the market this extended four-bedroom family home, ideal for first-time buyers. Located in the sought-after area of Coney Hill, this property offers generous living space, perfect for growing families.

The accommodation features an entrance porch, hallway leading into a comfortable living room, followed by an OPEN PLAN Kitchen/Diner & ground floor bathroom. The extension adds substantial space, accommodating four well-proportioned bedrooms & en-suite.

Externally, the property boasts a larger than average garden, providing a fantastic outdoor space for relaxation and entertainment. Off-road parking is also included, adding convenience to this attractive package.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed windows to front, door through to:

Hallway

Approached via double glazed door, laminate flooring, radiator, power points, Upvc double glazed window to front, stairs to first floor, doors to lounge, kitchen/diner & bathroom.

Lounge

Upvc double glazed windows to front, radiator, power points, television point, laminate flooring.

Kitchen/Diner

Two Upvc double glazed windows to side, one to rear, Upvc double glazed door to rear & french doors to rear, eye & base level units with roll edge work tops, sink/drain, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, space for further appliances, recessed down lights, radiator, power points.

First Floor Landing

Access to loft, doors to all rooms.

Bedroom 1

Three Upvc double glazed windows to front, radiator, power points, laminate flooring.

En-Suite

Walk in shower, low level wc & pedestal wash hand

basin, recessed down lights, extractor fan, heated towel rail.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4

Upvc double glazed windows to rear, radiator, power points.

Rear Garden

A fantastic sized garden which is partly paved, mainly laid to stone, two sheds, cold water tap.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

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			
(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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