



## 32 Chestnut Road

Brockworth, Gloucester, GL3 4FW

**Offers in excess of £320,000**



Murdock & Wasley Estate Agents are delighted to offer to the market this superbly presented four-bedroom family home, spread over three floors. This property boasts generous living space, making it an ideal choice for families. Early viewing is highly recommended. On the ground floor we have: Entrance hallway, cloakroom, kitchen/diner & living room. On the first floor are three bedrooms & the main bathroom.

Upon the top floor is an exceptional size main room with en-suite. Outside to the rear is an enclosed garden with direct access into the garage.

Parking is to the rear of the property.



**Entrance Hallway**

Approached via Upvc double glazed front door, Laminate flooring. Wall mounted single radiator. Telephone point. Stairs to first floor. Doors to lounge, kitchen and cloakroom.

**Cloakroom**

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator.

**Kitchen/Diner 15'9 x 9'4 (4.80m x 2.84m)**

Upvc double glazed bay window to front aspect. Tiled flooring. Wall mounted radiator. Range of eye level and base storage units. Roll edge laminate work surfaces. Stainless steel one and a half bowl single drainer sink unit with mixer tap over. Built-in gas hob and electric oven. Extractor hood. Built-in washing machine and dishwasher. Part tiled walls. Further appliance space.

**Lounge 16'3 x 11'8 (4.95m x 3.56m)**

Upvc double glazed window to rear & Upvc double glazed french doors to rear, television point, power points, two radiators.

**First Floor Landing**

Airing cupboard, staircase to second floor, doors to bedrooms 2,3,4 & bathroom.

**Bedroom 2 11'7 x 9'5 (3.53m x 2.87m)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

**Bedroom 3 10'8 x 9'6 (3.25m x 2.90m)**

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

**Bedroom 4 7'6 x 6'9 (2.29m x 2.06m)**

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

**Bathroom**

Upvc double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, extractor fan, radiator, part tiled walls.

**Second Floor Landing**

Door to:

**Bedroom 1 26'3 x 12'9 (8.00m x 3.89m)**

Upvc double glazed window to front aspect. Wooden velux style window to rear aspect. Two wall mounted radiators. Laid to carpet. Built-in wardrobe. TV point, door to:

**En-Suite**

Wooden velux style window to rear aspect. Wall mounted radiator. Tiled shower cubicle. Pedestal wash hand basin. Low level w.c. Part tiled walls. Extractor fan. Shaver point. Spotlights.

**Rear Garden**

Enclosed area which is paved, cold water tap, door to:

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

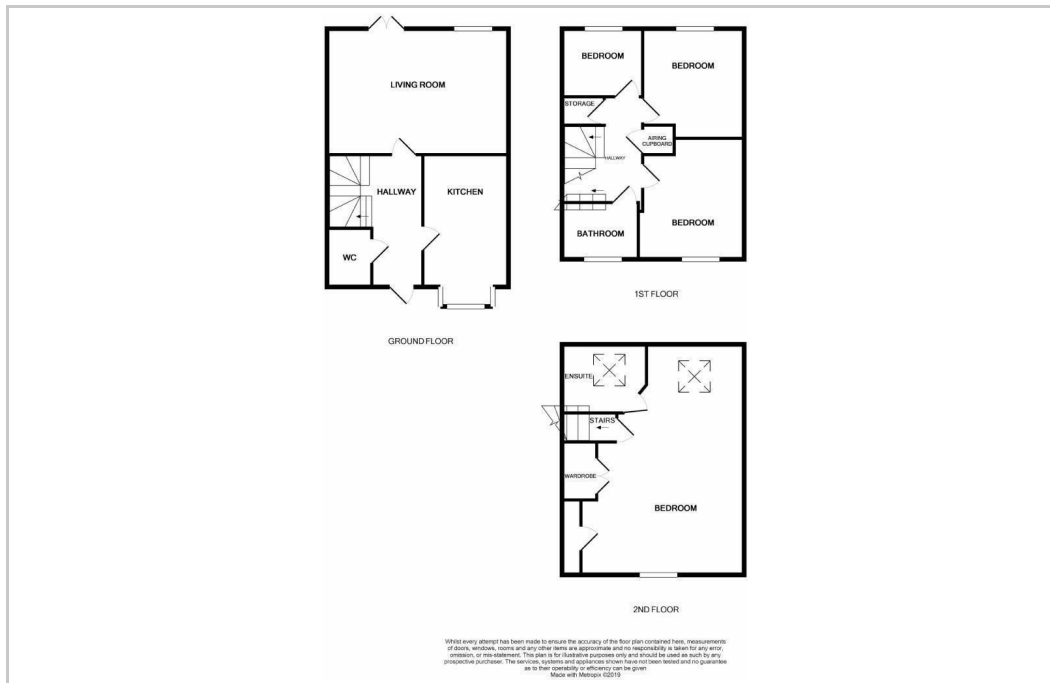
Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- Band C

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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