



10 Babdown Close, Kingsway

Quedgeley, Gloucester, GL2 2HS

£260,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly three bedroom end of terrace house built by Taylor Wimpey homes, situated on the popular Kingsway development.

This spacious property includes a kitchen/diner and a master bedroom with an en-suite bathroom. It also features an enclosed rear garden and two off-road parking spaces. We believe this home is ideal for first-time buyers or investors alike and highly recommend an early viewing to avoid disappointment!



Entrance Hall

Accessed via composite door, power points, telephone point, radiator, stairs to first floor landing.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, AEG oven/ grill with four ring hob and extractor hood over, integral washing machine, dishwasher and fridge/freezer. Space for dining table, Ideal gas fired combination boiler, partly tiled walls, tiled flooring, wooden door to under stairs storage cupboard, rear aspect upvc double glazed doors and side panes.

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, radiator, tiled flooring.

Lounge

Tv point, power points, data points, radiator, front aspect upvc double glazed window.

Landing

Power points, radiator, access to loft space. Doors lead off:

Master Bedroom

Tv point, power points, radiator, built in wardrobe with mirror fronted doors, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with electric shower, low level wc, pedestal wash hand basin with mixer tap over. Radiator, tiled flooring, beauty mirror, front aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin with mixer tap over. Radiator, partly tiled walls, tiled flooring.

Outside

To the front of the property there are two allocated off road parking spaces.

A wooden gate provides side access to the rear garden.

To the rear of the property there is an enclosed garden featuring a gravelled area perfect for a table and chairs. This area leads onto a flat lawn surrounded by mature flower borders.

Tenure

Freehold

Local Authority

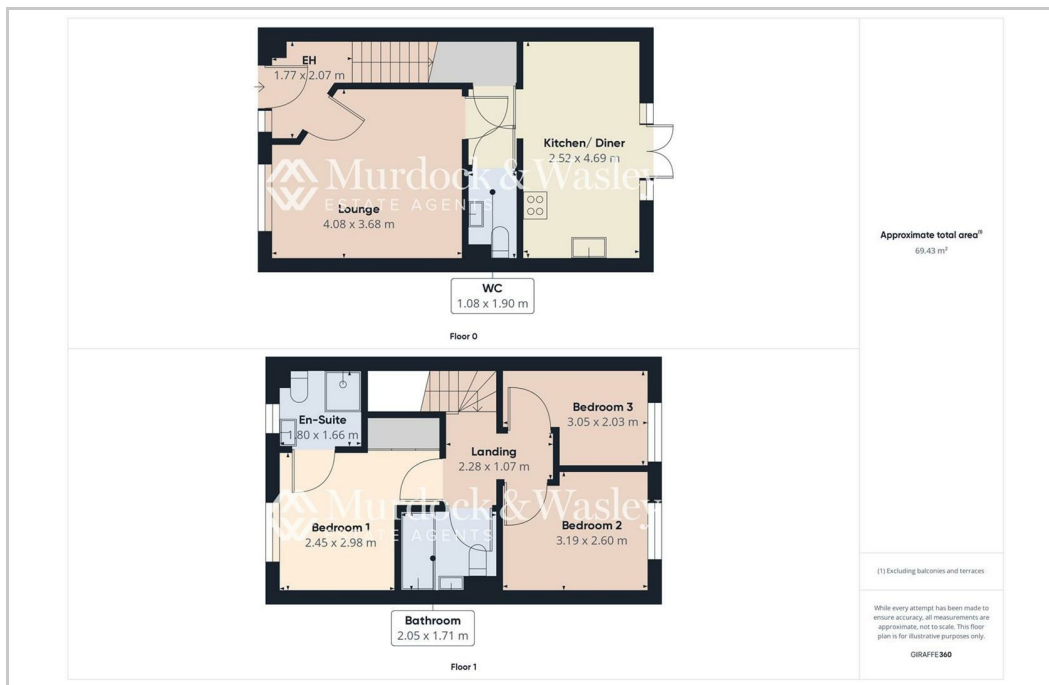
Gloucester City Council
Council Tax Band: C

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			92
(81-91) B		81	
(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	

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.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

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