



15 Tallis Road

Churchdown, Gloucester, GL3 1LX

£282,500



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented and extended two bedroom semi-detached house situated in a popular and sought after location.

Offered to the market with no onward chain this property boasts spacious accommodation finished to a high standard throughout, enclosed south facing garden and off road parking for three vehicles.

Given the desirable features and prime location, we anticipate a high level of interest and highly recommend arranging an early viewing to avoid disappointment!



Entrance Hall

Accessed via upvc double glazed door, space and plumbing for washing machine and tumbler drier, power points, inset ceiling spotlights, electric radiator. Door to:

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl sink unit with a mixer tap over. Appliance points, power points, Bosch microwave oven, Bosch oven/ grill, five ring induction hob with extractor hood over, integral dishwasher. Space for American fridge/ freezer and dining table. Island with feature lighting and further power points. Inset ceiling spotlights, partly tiled walls, Tv point, two wall mounted radiators, engineered hard wood flooring, stairs to first floor landing, bespoke under-stairs storage cupboards, front aspect upvc double glazed window. Door to:

Lounge

Tv point, power points, data points, radiator, engineered hard wood flooring, electric under-floor heating. Two velux roof lights with electric powered blinds and opening, rear aspect upvc bi-folding doors to garden.

Study/ Bedroom

Power points, telephone point, data points, radiator, laminate flooring, front aspect upvc double glazed window.

Landing

Power points with USB sockets, access to part boarded and insulated loft space with drop down ladder, (Baxi combination boiler (2019) also in the loft). Doors lead off:

Bedroom One

Power points, radiator, built in wardrobe with mirror fronted doors, laminate flooring, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe with mirror fronted doors, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, vanity wash hand basin with mixer tap over and storage below. UPVC wall panelling, anthracite heated towel rail, inset ceiling spotlights, front aspect upvc double glazed window.

Outside

At the front of the property, there is a tarmac driveway offering off-road parking for two vehicles. Additionally, a block-paved area provides space for parking one more vehicle.

The rear of the property features a south-facing garden, which includes a decked area ideal for a table, chairs, and outdoor entertaining. This leads to a flagstone patio, where you will find a wooden shed, surrounded by mature flower and shrub borders.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

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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