



## 2 Armada Close

Churchdown, Gloucester, GL3 1ND

**Offers in excess of £294,000**



Murdock & Wasley Estate Agents are delighted to present this three-bedroom detached family home, situated in the highly desirable area of Churchdown. Set on a corner plot, this property has great potential for an extension (subject to planning permission).

The home features ample living space, a private enclosed garden, garage, and plenty of off-road parking. Don't miss this opportunity – contact us today to arrange a viewing!



### Entrance Hallway

Accessed via upvc double glazed door, radiator, stairs to first floor landing. Doors lead off:

### Lounge 15'0" x 13'1" (4.58m x 3.99m)

Television point, data point, power points, radiator, fireplace with surround, coving, laminate flooring, front aspect upvc double glazed half bay window. Door leads off:

### Dining Room 9'8" x 8'11" (2.97m x 2.73m)

Power points, radiator, space for dining table, coving, laminate flooring, rear aspect upvc double glazed french door leading to garden. Door leads off:

### Kitchen 9'8" x 7'10" (2.95m x 2.40m)

Range of base, wall and drawer mounted units, roll edge worktops, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, electric oven with four ring hob and extractor above, space for dishwasher and washing machine. Overhead lighting, partly tiled walls, rear aspect upvc double glazed window. Door leads thru to garage.

### First Floor Landing

Access to loft via hatch, door to airing cupboard, side aspect upvc double glazed window. Doors lead off:

### Bedroom One 13'2" x 8'10" (4.03m x 2.71m)

Power points, radiator, coving, laminate flooring, front aspect upvc double glazed window.

### Bedroom Two 11'8" x 8'11" (3.58m x 2.73m)

Power points, radiator, inset ceiling spotlights, laminate flooring, rear aspect upvc double glazed window.

### Bedroom Three 10'4" x 7'1" (3.16m x 2.18m)

Power points, radiator, front aspect upvc double glazed window. Wooden door to over stairs storage.

### Bathroom 5'6" x 7'0" (1.70m x 2.15m)

Suite comprising panelled bath with shower and taps over, pedestal wash hand basin with taps over, low level wc, shaver point, partly tiled walls, heated towel rail, coving, laminate flooring, rear aspect frosted upvc double glazed window.

### Garage 16'9" x 8'7" (5.13m x 2.64m)

Up & Over door with power and lighting. Range of wall and base mounted units, space for tall fridge/freezer and tumble dryer. Door leads into rear garden.

### Outside

To the front of the property there is a bloc paved driveway providing off road parking for at least three vehicles, a garden, that is mainly laid to lawn the wraps around the side of the house.

To the side a bloc paved path provides access to the rear garden.

To the rear of the property there is a flagstone patio leading to a garden mainly laid to lawn enclosed by a walls and wooden fencing.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax Band: C

### 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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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