



47 Atkyns Drive

Tuffley, Gloucester, GL4 0XY

Offers over £325,000



**** A Beautifully Presented Three Bedroom Detached House with Enclosed South Facing Garden and Off Road Parking****

Murdock & Wasley Estate Agents are excited to present this beautifully presented three-bedroom detached house for sale, tucked away in a no through road.

The property offers a bright kitchen diner across the back of the house with French doors leading out on to the enclosed south facing rear garden, utility room, wc and lounge. Master Bedroom with en-suite, family bathroom, two further bedrooms and storage cupboard. Other benefits include off road parking for two vehicles and 6 years NHBC warranty still remaining.



Entrance

Via Upvc double glazed door into:

Entrance Hall

Stairs to first floor landing, laminate flooring, power points, under stairs storage cupboard, door to lounge, kitchen diner and WC.

Lounge

Upvc double glazed window to front aspect, tv point, radiator, power points.

WC

Low level WC, radiator, pedestal wash hand basin with mixer tap over.

Kitchen Diner

Range of base and eye level storage units with roll top worksurfaces over, one and a half bowl stainless steel sink unit with single drainer and mixer tap over, Integrated appliances : fridge freezer, dishwasher, electric oven, gas hob with extractor hood over. Upvc double glazed window to side aspect, space for dining table, door to utility room, laminate flooring, upvc double glazed French doors to rear aspect, power points.

Utility

Integrated washing machine, Ideal combination boiler, storage cupboard, base storage units, double glazed door to side aspect, laminate flooring, power points.

Landing

Access to loft space, upvc double glazed window to side aspect, doors to all bedrooms and bathroom, storage cupboard.

Bedroom One

Upvc double glazed window to front aspect, door to en-suite, radiator, power points.

En-Suite

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

shower cubicle with shower off of the mains, part tiled walls, upvc double glazed frosted window to front and side aspect, vinyl flooring, radiator, extractor fan.

Bedroom Two

Upvc double glazed window to rear aspect, radiator and power points.

Bedroom Three

Upvc double glazed window to side aspect, radiator, power points.

Bathroom

Panelled bath with mixer tap over, part tiled walls, vinyl flooring, pedestal wash hand basin with mixer tap over, low level wc, upvc double glazed frosted window to side aspect, extractor fan, radiator.

Outside

To the front of the property there is a driveway that offers off-road parking for two vehicles.

The rear of the property offers a generous sized enclosed south facing garden, with two patio areas for seating and dining, a shed, artificial lawn and two pedestrian side access gates to access both sides of the property.

Tenure & Charges

Freehold

Management Charge : (check figure its on the PQ)

Services

Local Authority

Gloucester City Council

Tax Band : C

Awaiting Vendors 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			94
(81-91) B		83	
(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 firms 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

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

