



## 16 Tiger Moth Close

Brockworth, Gloucester, GL3 4UJ

**Offers in excess of £300,000**



Murdock & Wasley Estate Agents are thrilled to present this beautifully maintained three-bedroom semi-detached house to the open market. Situated in a popular and convenient location, this property offers excellent transport links and stunning countryside views.

Lovingly cared for by its current owners, this house has been extensively upgraded throughout. It features spacious accommodation, including a modern kitchen/ dining area, as well as a master bedroom with an en-suite bathroom.

Outside, you'll find a south-facing landscaped garden with a variety of mature trees and shrubs, providing the perfect space to entertain or relax. Additionally, the property includes a garage and off-road parking.

To truly appreciate everything this property has to offer, we highly recommend scheduling a viewing!



### Entrance Hall

Accessed via composite double glazed door, tiled flooring, radiator, inset ceiling spotlights. Door to:

### Cloakroom

Low level wc, vanity wash hand basin with a mixer tap over, tiled splashback, inset ceiling spotlights, radiator, front aspect upvc double glazed window.

### Lounge

Tv point, telephone point, power points, two radiators, stairs to first floor landing, front and side aspect upvc double glazed window.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, integral dishwasher and washing machine, space for American fridge/ freezer and dining table. Ideal gas fired boiler, laminate flooring, wooden door to pantry with bespoke storage cupboards and power, rear aspect upvc double glazed window and French doors lead to the garden.

### 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, inset ceiling spotlights, front aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains, vanity wash hand basin with mixer tap over and storage below, low level wv, radiator with towel rail, inset ceiling spotlights, fully tiled walls, tiled flooring.

### Bedroom Two

Power points, radiator, laminate flooring, rear aspect upvc double glazed window with superb countryside views.

### Bedroom Three

Power points, radiator, wall panelling. front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower attachment, vanity unit with sink and low level wc. Partly tiled walls, rear aspect upvc double glazed window.

### Outside

To the front of the property there is a garage and off road parking.

A wooden gate provides side access into the rear garden.

To the rear of the property you'll find a south-facing landscaped garden with a variety of mature trees and shrubs, providing the perfect space to entertain or relax.

### Tenure

Freehold

### Services

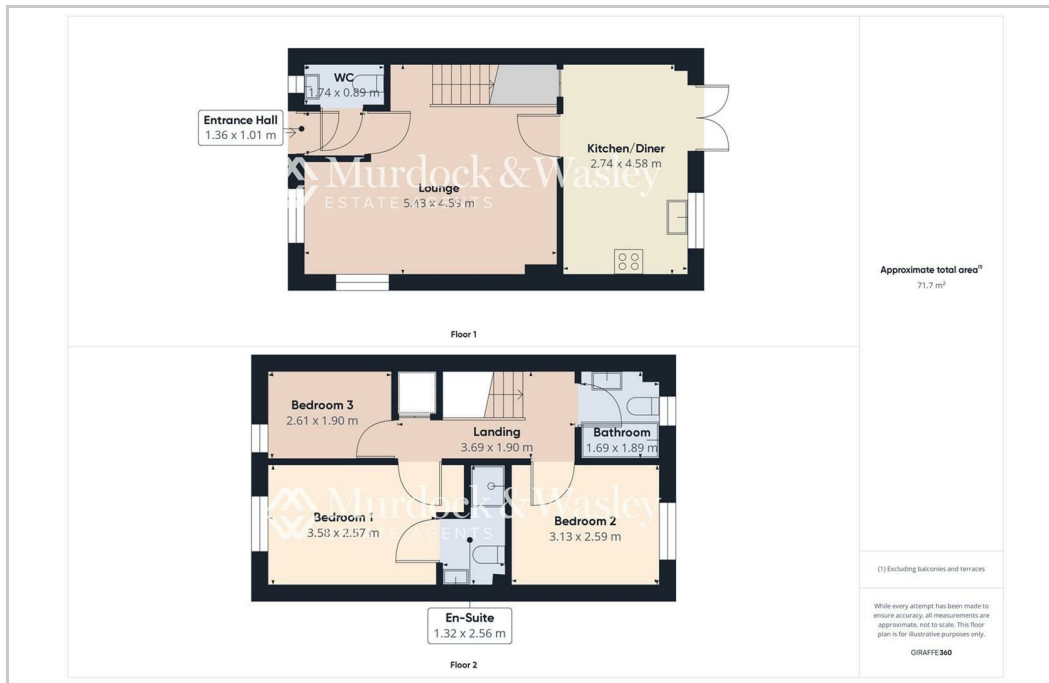
Mains water, gas, electricity and drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax 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) A			92
(81-91) B		79	
(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 <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	

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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