



## 3 Villard Close

, Coombe Hill, GL19 4ER

**Offers in excess of £400,000**



Murdock and Wasley Estate Agents are pleased to present this beautifully maintained three-bedroom detached house, built by Kendrick Homes in 2021. Conveniently located near Gloucester, Cheltenham, and Tewkesbury, this property offers excellent transport links and easy access to the M5 motorway.

The current owners have made significant updates, enhancing the spacious accommodation. The home features a modern kitchen/diner, a master bedroom with an en-suite bathroom, enclosed garden and a garage with block paved driveway.

With high interest anticipated, we recommend scheduling an early viewing to avoid missing out on this excellent opportunity!



**Entrance Hall**

Accessed via composite double glazed door, power points, radiator, kardean flooring, coving, front aspect upvc frosted double glazed window. Doors lead off:

**Kitchen/Diner**

Range of base, wall and drawer mounted units, Quartz worksurface, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring gas hob with extractor hood over. Integral dishwasher, fridge/freezer and microwave. Inset ceiling spotlights, radiator, kardean flooring, front and rear aspect upvc double glazed windows. Door to:

**Utility**

Base mounted unit with Quartz worksurface. Appliance points, power points, sink with mixer tap over. Space for washing machine and tumble drier. Ideal Logic gas fired combi boiler, radiator, inset ceiling spotlights, rear aspect upvc double glazed door to garden.

**Cloakroom**

Low level wc, vanity wash hand basin with mixer tap over and storage below, heated towel rail, inset ceiling spotlights, kardean flooring.

**Lounge**

Tv point, telephone points, power points, radiator, inset ceiling spotlight, coving, front aspect upvc double glazed bay window, rear aspect upvc double glazed French Doors leading to garden.

**Landing**

Power points, radiator, wooden door to airing cupboard, access to loft space, rear aspect upvc double glazed window. Doors lead off:

**Master Bedroom**

Tv point, power points with USB socket, telephone point, two sets of built in wardrobes, rear aspect upvc double glazed window. Door to:

**En-Suite**

Suite comprising double step in shower cubicle with electric shower, low level wc, vanity wash hand basin with mixer tap over. Shaver points, heated towel rail partly tiled walls, tiled flooring, front aspect upvc frosted double glazed window.

**Bedroom Two**

Tv point, power points with USB sockets, radiator, built in wardrobe with sliding door, front aspect upvc double glazed window.

**Bedroom Three**

Tv point, power points, telephone point, radiator, rear aspect upvc double glazed window.

**Bathroom**

Suite comprising, P shaped panelled bath with shower over, low level wc, vanity wash hand basin with mixer tap over and storage below, partly tiled walls, heated towel rail, shaver points, inset ceiling spotlights, tiled flooring, front aspect upvc double glazed windows.

**Outside**

The front of the property there are mature flowered borders and paved pathway leading to the front door which features a pitched canopy.

To the side of the property is a block paved driveway providing parking for two vehicles and leads to the garage which is accessed via Up 'n Over door with power and lighting. Also, a wooden gate providing access to the garden.

The rear of the property features an enclosed garden with a patio leading to a flat lawn, suitable for table and chairs and entertaining. Additionally, there is an outside tap and outdoor infrared heater.

**Tenure & Charges**

Freehold

Estate Management Charge: £653.08 per annum

**Local Authority**

Tewkesbury Borough Council  
Council Tax Band: E

**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) <b>A</b>                          |  |                         | <b>94</b> |
| (81-91) <b>B</b>                            |  | <b>83</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.

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