



## 7 Boughton Way

Gloucester, GL4 4PG

**£264,500**



We are delighted to introduce this beautifully presented semi-detached family home, situated in the private development of Boughton Way. This three-bedroom property offers an abundance of features that will appeal to prospective buyers, including an open-plan living area, an enclosed and larger-than-average garden, and a garage with parking. With Upvc double glazing throughout & gas central heating also included we feel this offers generous value for money.



### Entrance Hallway

Approached via Upvc double glazed front door, power points, stairs leading to first floor with under stairs storage, doors to cloakroom, lounge & open plan kitchen/diner.

### Cloakroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring.

### Lounge 12'9 x 9'9 (3.89m x 2.97m)

Upvc double glazed windows to front, television point, radiator, power points.

### Kitchen/Diner 18'7 x 10'1 (5.66m x 3.07m)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space for further appliances, radiator, wall mounted combination boiler, tiled flooring, power points.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

### Bedroom 1 12'2 x 10'0 (3.71m x 3.05m)

Upvc double glazed windows to rear, radiator, power points, door to:

### En-Suite 6'11 x 2'0 (2.11m x 0.61m)

Shower cubicle, low level wc & pedestal wash hand basin, radiator, partly tiled walls, shaver point.

### Bedroom 2 10'2 x 8'7 (3.10m x 2.62m)

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3 10'5 x 7'5 (3.18m x 2.26m)

Upvc double glazed windows to front, radiator, power points.

### Bathroom

Upvc frosted double glazed window to front, panelled bath with low level wc & pedestal wash hand basin, radiator, tiled flooring.

### Rear Garden

A beautifully maintained garden which is partly paved, with area laid to lawn, cold water tap, two sheds. Gated rear access & door to:

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Local Authority

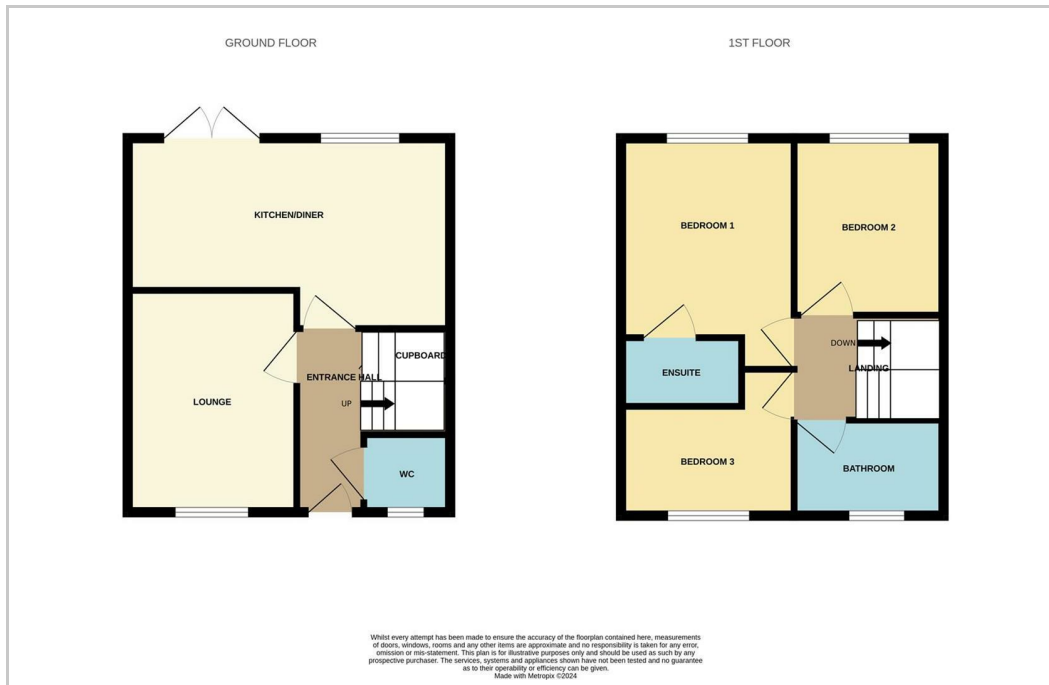
Gloucester City Council- Band B

### Services

Mains water, gas, electricity & 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) A			88
(81-91) B		74	
(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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