



16 Juniper Way

Brockworth, Gloucester, GL3 4FQ

Offers in excess of £270,000



Murdock & Wasley Estate Agents are delighted to offer this beautifully presented three-bedroom terraced house. Nestled in a popular and convenient area, the property is within close proximity to a variety of local amenities, schools, and excellent transport connections.

The house features a generous open plan living space, a master bedroom with an en-suite, an enclosed garden, and a garage with parking space for three vehicles.

Early viewing is highly recommended to avoid missing out on this fantastic opportunity!



Entrance Hall

Accessed via composite door. Power points, radiator, stairs to first floor landing. Doors lead off:

WC

Low level wc, pedestal wash basin, radiator, partly tiled walls, laminate flooring, front aspect upvc double glazed window.

Lounge/Diner

Tv point, power points, radiator, space for dining table, understairs storage cupboard, upvc double glazed French doors leading to the garden. Opening to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, oven/grill, gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. Potterton gas combination boiler, radiator, inset ceiling spot lights, laminate flooring, front aspect upvc double glazed window.

Landing

Power points, access to loft space. Doors leading off:

Bedroom One

Tv point, power points, radiator, fitted double wardrobe, front aspect upvc double glazed window. Door to:

Ensuite

Suite comprising step in double shower cubicle with shower off the mains, low level wc, wall mounted wash hand basin, heated towel rail, partly tiled walls, inset ceiling spotlights, front aspect upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, wall mounted wash basin with mixer tap, heated towel rail, partly tiled walls, tiled floor, inset ceiling spotlights.

Outside

The front of the property features a gravel garden with a patio path leading to the front door.

At the rear, there is a low-maintenance, fully enclosed garden, primarily laid with astro-turf, complemented by decked and patio seating areas. The garden also provides rear access to a tarmac driveway, offering off-road parking for several vehicles and leading to:

Garage and Parking

Accessed via up'n'over door, power and lighting, access door to rear garden.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough 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			94
(81-91) B		81	
(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	

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