



## 44 Windsor Drive

Tuffley, Gloucester, GL4 0QH

**£260,000**



Murdock & Wasley Estate Agents are delighted to present to the market this well-maintained terraced home, benefiting from a single-storey extension. Perfectly situated in an extremely popular location, this home offers convenient access to a range of shops and excellent schools.

In terms of the living accommodation we have: Entrance porch, lounge, kitchen/diner & cloakroom. Upstairs are three bedrooms & bathroom. Outside to the rear we have an enclosed garden.

Being sold with No Chain.





### Entrance Porch

Upvc double glazed door into porch. Laminate flooring. Double glazed window. Door to:-

### Lounge 17'7 x 13'5 (5.36m x 4.09m)

Electric fire with surround. Double radiator. upvc double glazed window to front aspect. Coved ceiling. laminate flooring, doors through to:

### Kitchen/Diner 20'2 x 14'6 (6.15m x 4.42m)

A range of base units with cupboards and draws below. Laminated worktops. one and half stainless steel sink with mixer tap. Stainless steel range style gas cooker with six burner hob and oven below. Tiled splashbacks. American style fridge/freezer. Washing machine. Double & single radiators. Upvc double glazed french doors with windows to the side overlooking the garden. Boiler cupboard.

### Cloakroom

Low level w.c. Pedestal wash hand basin. Tiled splashback. Laminate flooring. Upvc double glazed window.

### First Floor Landing

Access to loft. Large cupboard, doors to all rooms.

### Bedroom 1 12'4 x 9'3 (3.76m x 2.82m)

Radiator. Upvc double glazed window to front aspect. Coved ceiling.

### Bedroom 2 9'1 x 8'3 (2.77m x 2.51m)

Radiator. Upvc double glazed window to front aspect. Coved ceiling.

### Bedroom 3 9'3 x 8'0 (2.82m x 2.44m)

Radiator. Upvc double glazed window to front aspect. Coved ceiling.

### Bathroom

White panelled bath with mixer taps and shower unit over. Low level w.c. Wash hand basin with mixer tap. Under sink cupboards below with laminate worksurface. Heated towel rail. Fully tiled walls and floors. Extractor fan. Upvc double glazed window to rear aspect.

### Rear Garden

Rear Garden - Low maintenance rear gardens consisting of artificial lawn and wooden decked patio. Wooden outbuilding. Enclosed with wooden panelled fencing with gated access to the rear. Front Garden - Gate with pathway leading to the front door. Laid to lawn with shrub beds.

### Tenure

Freehold.

### Local Authority

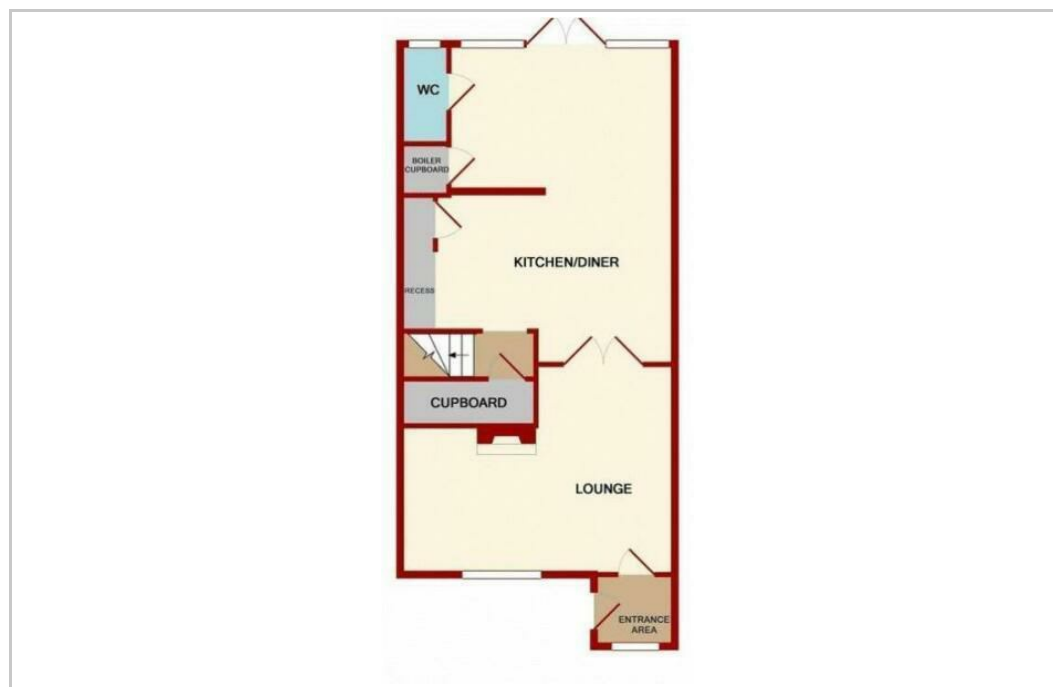
Gloucester City Council- Band B

### Services

Mains water, gas, electricity & drainage.

### 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		87
(81-91) B		
(69-80) C		60
(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

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