



## 82 Shearwater Grove

Innsworth, Gloucester, GL3 1DD

**Offers in excess of £275,000**



Murdock & Wasley Estate Agents proudly present this charming 1960s two-bedroom semi-detached bungalow, situated in the highly sought-after 'Shearwater Grove'. With its classic exterior, the property exudes the timeless character and appeal of the era, while having recently undergone a full refurbishment to offer a modern and comfortable living space.

Inside, you'll find a stylish contemporary kitchen, a spacious lounge perfect for relaxed living, two comfortable bedrooms, and a modern shower room. Externally, the property benefits from off-road parking and a recently landscaped garden, providing an excellent space for outdoor dining and relaxation. Conveniently positioned close to local amenities, this home offers the perfect combination of 1960s character, modern updates, and practicality.



### Entrance Hallway

Accessed via upvc double glazed door, access to loft via hatch. Doors lead off:

### Lounge / Diner

Television point, data point, power points, space for dining table, rear aspect upvc double glazed window.

### Kitchen

Range of base, wall and drawer mounted units, rolled edge laminate worktops, composite sink unit with a mixer tap over. Appliance points, power points, oven with induction hob above. Space for fridge/ freezer and washing machine. Partly tiled walls, laminate flooring, side aspect upvc double glazed window, rear aspect upvc double glazed door leading to garden.

### Bedroom One

Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, front aspect upvc double glazed window

### Shower room

Suite comprising panelled bath with mixer taps and shower over, low level wc, pedestal wash hand

basin with mixer taps over, wall mounted radiator, partly tiled walls, door to airing cupboard, side aspect upvc double glazed window.

### Outside

To the front of the property there is a concrete driveway providing parking for up to four vehicles.

To the rear of the property a garden mainly laid to lawn leads down to a patio, providing space for garden furniture, which is enclosed by wooden fencing.

### Local Authority

Tewkesbury Borough Council  
Tax Band: C

### Tenure

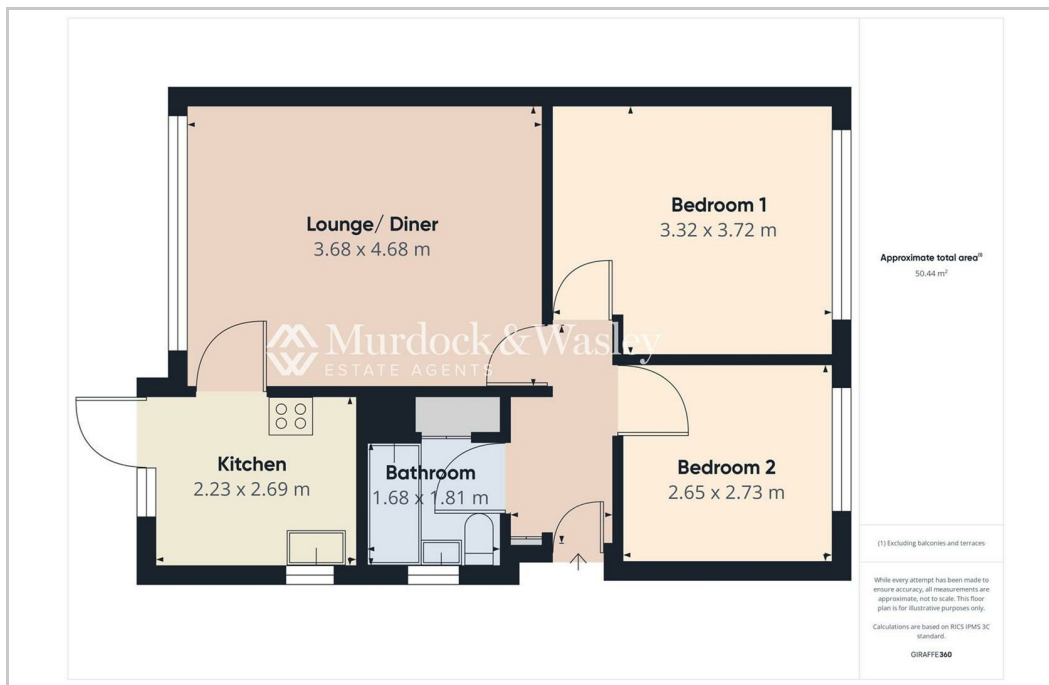
Freehold.

### 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			
(69-80) C		63	
(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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