



1 Vickers Close

Innsworth, Gloucester, GL3 1FJ

Offers in the region of £260,000



Murdock & Wasley Estate Agents are pleased to welcome to the market this immaculately presented two double bedroom semi-detached property, located on Vickers Close in the popular Innsworth area.

The accommodation offers a welcoming entrance hallway, a convenient downstairs cloakroom, and a spacious open plan kitchen and living area, ideal for modern day living. Upstairs there are two well-proportioned double bedrooms and a stylish family bathroom.

Outside, the property enjoys a private enclosed rear garden with gated side access. To the front there are two allocated parking spaces for added convenience.

Further benefits include upvc double glazing throughout, gas central heating, and the remaining NHBC warranty. This home would make an ideal purchase for first-time buyers looking for a well-kept and move-in ready property.



Entrance Hall

Accessed via Upvc double glazed door. Doors to utility cupboard housing combination boiler and plumbing for washing machine. Doors and opening lead off:

Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, front aspect frosted Upvc double glazed window.

Kitchen/ Living Area

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, oven/ grill with four gas ring hob and extractor over. Integral dishwasher, fridge/freezer.

Television point, data point, power points, wall mounted radiator, space for dining table, rear aspect Upvc double glazed french door leading to garden. Stairs to first floor landing.

First Floor Landing

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

Bedroom One

Power points, wall mounted radiator, space for large wardrobes & chest of drawers, rear aspect Upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, door to over stairs wardrobe/storage, two front aspect Upvc double glazed windows.

Bathroom

Suite comprising panelled bath with mixer tap and shower over, low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls.

Outside

To the front of the property there is a tarmac driveway providing off road for two vehicles, external power point and a flagstone path running down the side of the property leading to a wooden gate which provides access to the garden.

To the rear of the property there is a flagstone patio that leads down to a garden laid to lawn that is enclosed by wooden fencing.

Services

Mains water, electricity, gas & drainage.

Tenure

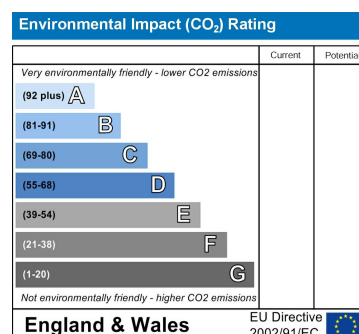
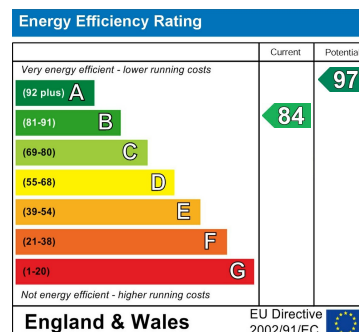
Freehold.

Local Authority

Tewkesbury Borough Council
Council Tax Band: B

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.



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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