



## 10 Goldfinch Walk

Brockworth, Gloucester, GL3 4QX

**£260,000**



Murdock & Wasley Estate Agents are pleased to present this well-appointed two-bedroom semi-detached home, ideally located in the sought-after area of Brockworth, known for its excellent local amenities, schools, transport links, and easy access to both Cheltenham and Gloucester.

This property offers modern and spacious accommodation, featuring a stylish kitchen, a large lounge, and a downstairs cloakroom. Upstairs comprises a master bedroom with a contemporary en-suite, a second bedroom, and a family bathroom.

Outside, there is allocated parking for one vehicle and a rear garden that enjoys plenty of sun, making it the perfect space for relaxing or entertaining.

An ideal first-time purchase, this home is ready to move into and early viewing is highly recommended to avoid disappointment.





### Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, laminate flooring, stairs to first floor landing. Doors lead off:

### Wash Cloakroom

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

### Kitchen

Range of wall, base and drawer mounted units, laminate worksurfaces, composite sink and drainer with mixer tap over, oven/ grill with four ring induction hob with extractor hood over. Appliance points, power points, vertical wall mounted radiator. Integrated fridge freezer, washing machine and dishwasher, inset ceiling spotlights, partly tiled walls, tiled flooring, front aspect upvc double glazed window.

### Lounge

Television point, data point, power points, wall mounted radiator, laminate flooring, low level door to under stairs storage, rear aspect upvc double glazed window and french door leading to garden.

### First Floor Landing

Power point. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, fitted wardrobes, front aspect upvc double glazed window. Door leads off:

### En Suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, rear aspect frosted upvc double glazed window.

### Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, rear aspect frosted upvc double glazed window.

### Outside

To the front of the property an allocated tarmac parking space provides parking for one vehicle. A wooden gate provides access to the rear.

To the rear of the property and patio leads down to a garden mainly laid to lawn with raised flower beds and further patio providing space for a wooden shed and garden furniture.

### Tenure

Freehold

### Services

Mains water, electricity, gas & drainage.

### Local Authority

Tewkesbury Borough 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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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