



## 38 Thompson Way

Innsworth, Gloucester, GL3 1BU

**£300,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this beautifully extended three-bedroom semi-detached home, ideally located in a popular area close to high-achieving schools and a wide range of local amenities.

This fantastic property offers spacious and versatile accommodation perfect for modern family living. The layout comprises an entrance hall, a bright lounge, a separate dining area, a family room, a well-appointed kitchen, and a useful utility room. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a block-paved driveway providing parking for up to three vehicles, along with a private rear garden offering a great space for relaxation or entertaining.



### Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing. Doors lead off:

### Lounge

Television point, data point, power points, wall mounted radiator, front aspect upvc double glazed window. Opening leads off:

### Dining Area

Power points, wall mounted radiator, space for dining table. Doors lead off:

### Family Room

Power points, wall mounted radiator, rear aspect upvc double glazed windows, side aspect upvc double glazed door leading to utility. Door leads off:

### Kitchen

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap over, oven/ grill with four ring induction hob with extractor hood over. Appliance points, power points, wall mounted radiator. Space for fridge and dishwasher. Side aspect upvc double glazed window. Door leads off:

### Utility Room

Power points, space for fridge freezer and tumble dryer, side aspect upvc double glazed windows, rear aspect upvc double glazed door leading to garden.

### First Floor Landing

Access to loft via hatch, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower over, low level wc, wall mounted wash hand basin with storage below and mixer tap over, wall mounted radiator, part partly tiled walls, side aspect frosted upvc double glazed window.

### Outside

To the front of the property a bloc paved driveway provides parking for up to three vehicles.

To the rear of the property a garden laid to patio and decorative stone is enclosed by wooden fencing. Other features include a garden room with power and lighting with storage to the side and a lean to provides further storage to the side of the property.

### Tenure

Freehold

### Services

Mains water, electricity, gas & 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		
(81-91) B		
(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 <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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