



9 Larkham Place

, Gloucester, GL4 6EB

£375,000



We are delighted to present to the market this versatile and generously extended four-bedroom family home, ideally positioned on a desirable corner plot with a lovely open outlook.

Well-presented and maintained throughout, this property offers flexible living accommodation perfectly suited to modern family life. In terms of the internal accommodation, we have: Entrance hallway, ground floor shower room, kitchen, open plan lounge/diner/family room & garden room.

Upstairs are four bedrooms & bathroom. Outside space is very impressive with a generous size rear garden. To the front we have a garage & parking for multiple vehicles.



Entrance Hallway 7'9 x 2'11 (2.36m x 0.89m)

Approached via Upvc double glazed front door, tiled flooring, power points, doors to garage & kitchen.

Kitchen 17'9 x 7'9 (5.41m x 2.36m)

Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, space for appliances, cupboard housing boiler, tiled floor, power points, door through to:

Open Plan Lounge/Diner/Family Room

Upvc double glazed window to side & Upvc double glazed windows to front, television point, three radiators, power points, partly laid to laminate flooring & partly laid to carpet. stairs to first floor with under stairs storage space. Door to:

Conservatory 16'2 x 5'5 (4.93m x 1.65m)

Upvc double glazed sliding doors to rear, tiled flooring, power points, door to:

Ground Floor Shower Room 7'7 x 4'10 (2.31m x 1.47m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator, tiled flooring.

First Floor Landing 8'3 x 2'10 (2.51m x 0.86m)

Upvc double glazed window to front, access to loft, power point, doors to all rooms.

Bedroom 1 11'5 x 10'5 (3.48m x 3.18m)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2 10'11 x 10'9 (3.33m x 3.28m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 3 8'7 x 7'11 (2.62m x 2.41m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 4 8'4 x 4'9 (2.54m x 1.45m)

Upvc double glazed windows to side, radiator, power points.

Bathroom 7'9 x 6'9 (2.36m x 2.06m)

Upvc frosted double glazed windows to rear, corner bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator, laminate flooring.

Rear Garden

A fantastic size wrap around garden which is partly paved, mainly laid to lawn, gated side access, variety of trees.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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