



## 2 Beamont Walk

Brockworth, Gloucester, GL3 4BL

**Offers in excess of £300,000**



Murdock & Wasley Estate Agents are delighted to present this spacious four bedroom terraced townhouse, ideally situated in a popular and convenient location. With excellent access to local amenities and the M5 motorway, it's perfectly suited to families and commuters alike.

The property offers generous living accommodation throughout, including two reception rooms, ideal for both everyday living and entertaining. Upstairs, there are four well-proportioned bedrooms, with the master benefiting from its own dressing area and en-suite. Externally, the home enjoys a low-maintenance south-westerly facing garden, allocated off-road parking, and a garage.





### Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing, inset ceiling spotlights. Doors lead off:

### Kitchen

Range of base, drawer and wall mounted units, roll edge worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, dishwasher, space for fridge/freezer. Radiator, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window with shutter blinds.

### Lounge/Diner

Tv point, power points, radiator, door to storage cupboard, inset ceiling spotlights, rear aspect upvc double glazed window and rear aspect upvc double glazed French doors.

### Cloakroom

Low level wc, heated towel rail, space for washing machine, vinyl flooring.

### First Floor Landing

Power points, radiator, door to storage cupboard, stairs to second floor landing. Doors lead off:

### Sitting Room

Power points, radiator, front aspect upvc double glazed French doors.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, front aspect upvc double glazed French doors.

### Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, wash hand basin with mixer tap over with storage below. Partly tiled walls, radiator, vinyl flooring, front aspect upvc frosted double glazed window.

### Second Floor Landing

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

### Master Bedroom

Power points, radiator, door to storage cupboard, two front aspect upvc double glazed window. Opening to:

### Dressing Area

Power points, fitted wardrobes, inset ceiling spotlights. Door to:

### En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, wash hand basin with storage units below. Heated towel rail, vinyl flooring, inset ceiling spotlights, rear aspect upvc frosted double glazed window.

### Bedroom Four

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

### Outside

At the front wrought iron gates open to the front door.

To the rear of the property is a south westerly facing garden that includes a patio area, perfect for outdoor furniture, and a low maintenance artificial lawn. The space is fully enclosed by wooden fencing and has a convenient wooden gate providing access to the allocated parking space and garage.

### Tenure & Charges

Freehold.

We are advised there is a management estate charge of circa £184.26 per annum.

### Services

Mains water, gas, electricity and drainage.

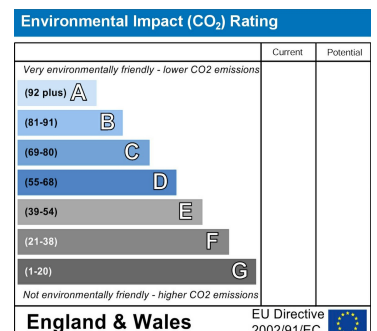
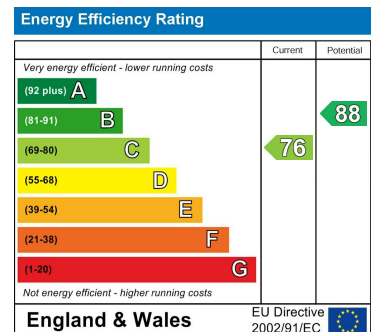
### Local Authority

Tewkesbury Borough Council.

Council Tax Band: D

### 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.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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