



24 Boughton Way , Gloucester, GL4 4PG

Offers in excess of £265,000



Murdock & Wasley Estate Agents are delighted to offer this beautifully presented three bedroom townhouse, ideally located on the ever-popular Boughton Way in Gloucester. Positioned within easy reach of local amenities, highly regarded schools, Gloucester city centre and Gloucester Royal Hospital, this home offers the perfect blend of comfort and convenience.

Arranged over three well-proportioned floors, the property boasts a versatile and thoughtfully designed layout. The ground floor features a stylish open-plan kitchen/breakfast area and a separate family/dining room, creating an ideal space for both everyday living and entertaining. On the first floor, you'll find a bright and spacious lounge along with a generous double bedroom, while the top floor offers two further bedrooms including a master with its own private en-suite, and a modern family bathroom.

Outside, the property enjoys a low-maintenance enclosed rear garden, a garage, and allocated parking—adding to the practicality of this superb home.



Entrance Hall

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

Family / Dining Room

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

Kitchen / Breakfast Area

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, space for fridge/freezer washing machine and tumble dryer. Wall mounted radiator, Kardean LVT flooring, door to under stairs storage, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden.

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer taps over, partly tiled walls.

First Floor Landing

Power points, under stairs storage, stairs to second floor landing. Doors lead off:

Lounge

Television point, power points, two wall mounted radiators, coving, front aspect upvc double glazed window, front aspect upvc double glazed french door leading to juliet balcony.

Bedroom Two

Power points, wall mounted radiator, door to under stairs storage, rear aspect upvc double windows.

Second Floor Landing

Power points, wall mounted radiator, access to loft via hatch, door to airing cupboard. Doors lead off:

Bedroom One

Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed windows. Doors lead off:

En Suite

Suite comprising low level wc, pedestal wash hand basin with taps over, step in cubicle with showers over, partly tiled walls, wall mounted radiator, tiled flooring.

Bedroom Three

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

Bathroom

Suite comprising low level wc, pedestal wash hand basin with taps and wall mounted vanity unit over, panelled bath with mixer taps over, partly tiled walls, wall mounted radiator, vinyl flooring, rear aspect frosted upvc double glazed window.

Outside

To the front of the property a garden laid to decorative black marble ice stone, provides parking for one vehicle, which leads to the front door via a porcelain slab steps.

To the rear of the property a patio leads down to a garden laid to decorative stone with a raised decked area, providing space for garden furniture, enclosed by wooden fencing. An allocated parking space laid to tarmac is directly in front of the garage.

Garage

Accessed via up'n'over door.

Tenure & Charges

Freehold.

Estate Management Charge: Circa £250 per annum.

Services

Mains water, gas, electricity and drainage.

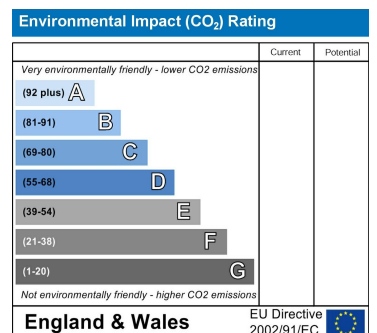
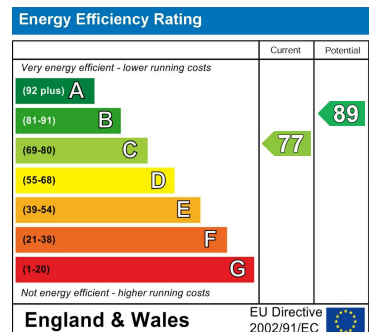
Local Authority

Gloucester City Council

Tax Band: B

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.



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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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