



12 Brandon Close

Churchdown, Gloucester, GL3 1NU

£220,000

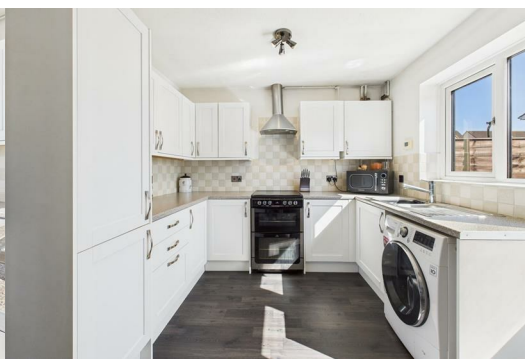


Murdock & Wasley Estate Agents are pleased to offer this well-presented two-bedroom terraced home, ideally situated in a popular Churchdown location.

The property features an entrance hall, a light and airy lounge, and a modern kitchen diner. Upstairs includes two good-sized bedrooms and a family bathroom.

To the rear, there is an enclosed garden, ideal for outdoor living, along with off-road parking to the side for at least two vehicles.

Further benefits include gas central heating and double glazing throughout. A fantastic opportunity to purchase a comfortable home in a convenient and well-connected area.



Entrance Hall

Access via upvc double glazed door, stairs to first floor landing. Door leads off:

Lounge

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

Kitchen / Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, integral fridge/freezer, space for washing machine and dining table. Partly tiled walls, wall mounted radiator, laminate flooring, rear aspect upvc double glazed window and upvc frosted double glazed door leading to the garden.

Landing

Access to loft via hatch. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below with wall mounted vanity unit over, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, inset ceiling spot lights, overhead skylight.

Outside

To the front of the property is a garden laid to lawn. Allocated parking provides parking for two vehicles to the side of the property.

To the rear of the property a flagstone patio leads down to a garden mainly laid to lawn which is enclosed by wooden fencing.

Tenure

Freehold

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough 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.



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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