



25 Raleigh Close

Churchdown, Gloucester, GL3 1NT

Offers in excess of £170,000



Murdock & Wasley Estate Agents are delighted to present this beautifully maintained ground-floor maisonette, situated away in a peaceful and highly sought-after cul-de-sac.

The accommodation offers a welcoming entrance hall, a bright and spacious lounge/diner, a well-appointed kitchen, a double bedroom, and shower room.

Outside, the property features a generous, low-maintenance wrap-around garden and a private driveway offering convenient off-road parking. The plot also offers excellent potential for extension or even the creation of an additional dwelling, subject to the necessary planning permissions.



Entrance Hall

Accessed via upvc double glazed front door, fuse panel, laminate flooring, door to:

Lounge/Diner

Tv point, power points, electric radiator, storage cupboard, laminate flooring, front aspect upvc double glazed window.

Inner Hallway

Two storage cupboards one cupboard plumbing point for washing machine and small hot water tank. laminate flooring. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, granite worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring hob with extractor hood over, microwave, fridge and dishwasher, rear aspect upvc double glazed window and door leading to the garden.

Bedroom

Power points, electric radiator, fitted wardrobes, rear aspect upvc double glazed window.

Shower Room

Suit comprising step in shower cubicle with electric shower over, low level wc, vanity wash hand basin, extractor fan, electric fan heater.

Outside

At the front, there is a gravelled parking area with a section of plum slate to the side, along with a wooden gate providing access to the rear of the property."

To the rear of the property is a generously sized garden, attractively designed with low-maintenance paving and plum slate, complemented by flower beds and space for a table and chairs and a convenient wooden shed.

Tenure & Charges

Leasehold- 999 year lease from January 1st 1980
Peppercorn rent.

Services

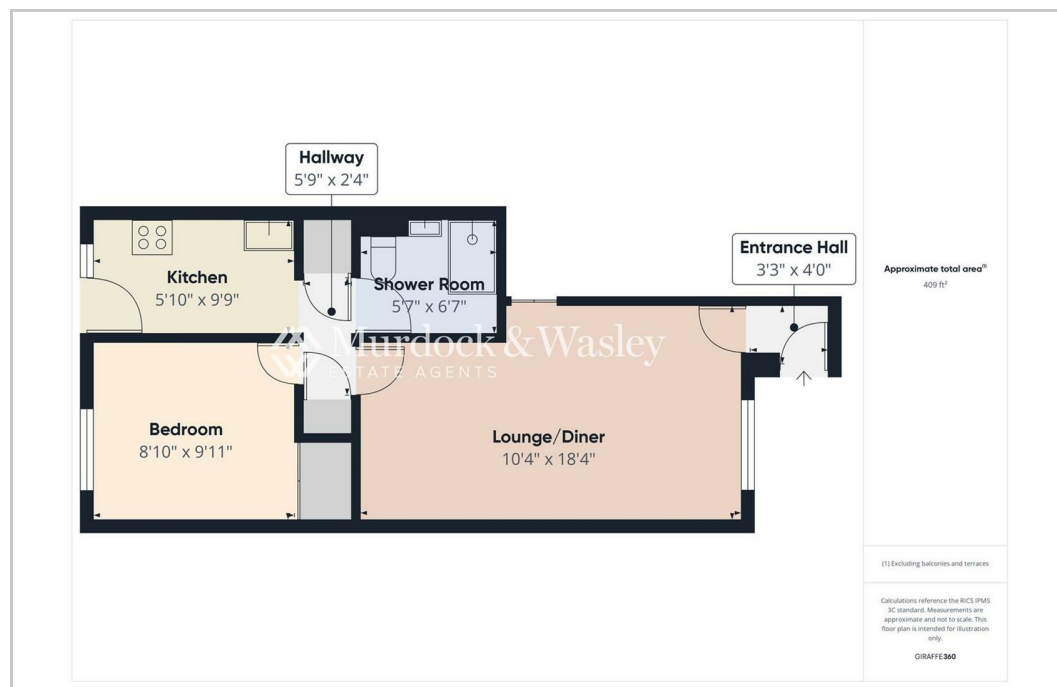
Mains water, electricity & drainage.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: A

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

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