



## 56 Boughton Way

, Gloucester, GL4 4PG

**Offers over £296,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this stylish and versatile four-bedroom townhouse, ideally situated in a popular location. Beautifully presented throughout, the property offers three generous double bedrooms, including a master bedroom with en-suite shower room, along with an enclosed rear garden and a garage. This impressive home perfectly combines space, flexibility, and modern style, early viewing is highly recommended to avoid disappointment.



### Entrance Hallway

Accessed via composite double glazed front door, power points, wall mounted radiator, stairs to first floor landing. Sliding door leads off:

### Lounge

Tv point, telephone point, power points, wall mounted radiator, coving, vinyl flooring, stairs to first floor landing, front aspect upvc double glazed window. Door leads off:

### Cloakroom

Suite comprising low level wc, pedestal wash hand basin with separate taps over, wall mounted radiator, vinyl flooring.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge/ freezer, washing machine, tumble dryer and dining table. Worcester gas fired boiler, partly tiled walls, tiled flooring, radiator, wooden door to under stairs storage cupboard, rear aspect upvc double glazed window and French doors leading to the garden.

### Landing

Power points, wall mounted radiator, stairs to second floor landing. Doors lead off:

### Bedroom Two

Tv point, power points, wall mounted radiators, coving, front aspect upvc double glazed window and double glazed doors with Juliette balcony.

### Bedroom Three

Tv point, power points, wall mounted radiator, door to under stairs storage cupboard, two rear aspect upvc double glazed windows.

### Landing

Power points, radiator, access to loft space, wooden door to airing cupboard housing the pressurised cylinder. Doors lead off:

### Bedroom One

Tv point, telephone point, power points, radiator, built in wardrobes with shelving and hanging rails, two front aspect upvc double glazed windows. Door to:

### En Suite

Suite comprising step in shower cubicle with shower off the mains and folding glass door, low level wc, pedestal wash hand basin with separate taps over, partly tiled walls, wall mounted radiator, shaver point, vinyl flooring.

### Bedroom Four

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

### Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin with separate taps over, vinyl flooring, radiator, rear aspect upvc frosted double glazed window.

### Outside

To the front of the property there is a tarmac driveway that provides off road parking for one vehicle which in turn leads to:

### Garage

Accessed via up 'n' over door, power, lighting and personnel door leading to the rear garden.

To the rear there is a flagstone patio with outside tap which steps onto a flat lawn with a raised decked area suitable for garden furniture which is fully enclosed by wooden panelled fencing.

### Tenure

Freehold

### Local Authority

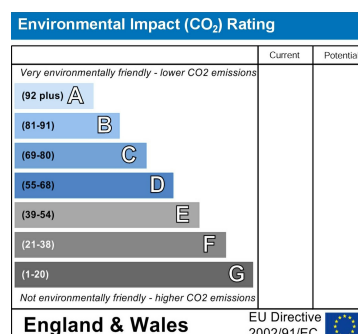
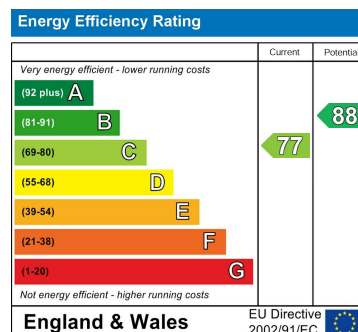
Gloucester City Council  
Council Tax Band: B

### Services

Mains water, gas, electric and drainage.

### 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

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