



## 15 Sivell Close , Gloucester, GL2 9AX

**£350,000**



Murdock and Wasley are proud to present this three bedroom, detached, family home located in Longford. This property offers spacious living accommodation throughout, comprising of, Kitchen, two reception rooms, WC, three bedrooms and family bathroom. To the rear of the property you will find a well maintained, enclosed, South facing rear garden with added feature of Outhouse, which can be used in a variety of ways as well as being ideal for anyone who works from home or has a home business.

Conveniently located, this home is close to local amenities and bus routes whilst also boasting Catchment Band 2 for Chosen Hill School.

Viewings are highly recommended.





### Entrance Hall

Accessed via UPVC Double glazed door, radiator, stairs leading to the first floor, doors leading to the lounge and kitchen, UPVC Double glazed door leading to rear garden.

### Kitchen

Range of base, drawer and wall mounted cupboards, single sink unit with mixer tap over. Appliance points, power points, built in double oven and four ring gas hob, Radiator, UPVC double glazed window.

### Lounge

Powerpoints, radiator, door leading to office, UPVC Double glazed window, UPVC Double Glazed french doors leading to the rear garden.

### Office

Powerpoints, radiator, door leading to Utility Room.

### Utility

Powerpoints, plumbing for washing machine and Tumble Dryer, UPVC Double Glazed window, door leading to WC.

### WC

Low level WC, vanity wash hand basin with mixer tap over, UPVC Double Glazed frosted window.

### Bedroom 1

Powerpoints, Radiator, built in storage units, UPVC Double Glazed window.

### Bedroom 2

Powerpoints, radiator, built in storage cupboard, UPVC Double Glazed window.

### Bedroom 3

Powerpoints, Radiator, UPVC Double Glazed window.

### Bathroom

Partly tiled walls, heated towel rail, low level WC, vanity wash hand basin with mixer tap over and storage underneath, panelled bath with shower attachment, UPVC frosted Double glazed window.

### Outbuilding

Right hand Side- Accessed via UPVC double glazed door, powerpoints, UPVC Double Glazed Window.

Left Hand Side- Accessed via UPVC Double glazed french doors, powerpoints, built in storage cupboards, two UPVC Double glazed windows.

### Outside

Front- Block paved driveway with off road parking for two cars, small lawned front garden bordered with matured shrubs.

Rear-Patio area ideal for outdoor furniture and entertaining. This leads to a level lawn with a pathway running to the side accessing the outbuilding, finished with flower beds and mature shrubs, fully enclosed by wooden fencing.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity.

### Local Authority

Tewkesbury County Council

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.



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	71	76
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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