



## 39 Hartley Gardens

, Gloucester, GL4 4PJ

**£275,000**



Tucked away at the end of a popular and well-established development, this stylish three-bedroom end-terrace home is beautifully presented and thoughtfully laid out for modern family living.

The property features a generous enclosed garden, a garage, off-road parking, UPVC double glazing throughout, and efficient gas central heating, offering both comfort and practicality.

An ideal opportunity for buyers seeking a move-in-ready home in a desirable location with excellent amenities nearby.





### Entrance Hall

Accessed via upvc door door to front, power points, radiator, stairs to first floor with storage cupboard beneath. Doors lead off:

### Cloakroom

Pedestal wash hand basin with separate hot 'n' cold tap, low-level wc, radiator, front aspect upvc double glazed window.

### Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed window.

### Kitchen

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap over, oven/grill with hob and extractor above. Appliance points, power points. radiator. Space for fridge/freezer, washing machine, dishwasher and dining table. Part tiled walls. Rear aspect upvc double glazed window and French door leading into the garden.

### First Floor Landing

Access to loft with drop down ladder and lighting. Doors lead off:

### Bedroom One

Power points, telephone point, radiator, rear aspect upvc double glazed window. Door to:

### Ensuite

Suite Comprising: Step in shower cubicle, pedestal wash hand basin, low-level wc, heated towel rails, part tiled walls, extractor fan.

### Bedroom Two

Power Points, radiator, rear aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising: Panelled bath with shower over, pedestal wash basin with separate hot 'n' cold tap, low-level wc, heated towel rail, part tiled walls, front aspect upvc double glazed window.

### Outside

At the front, you'll find a beautifully manicured garden featuring a charming array of potted plants, neatly trimmed bushes, and a variety of shrubs, offering an inviting and well-maintained first impression.

To the rear lies a stunning, private, and secluded garden, mainly laid to lawn. A patio seating area provides the perfect space for outdoor relaxation, while a paved path leads down through the garden, flanked by mature bushes and a selection of vibrant plants.

### Garage

Accessed via up 'n' over door, power and lighting.

### Tenure

Freehold

### Local Authority

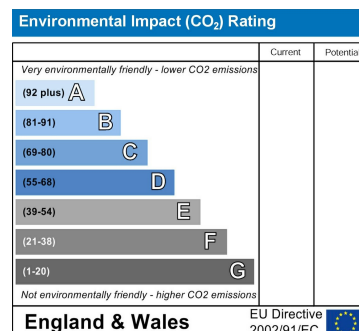
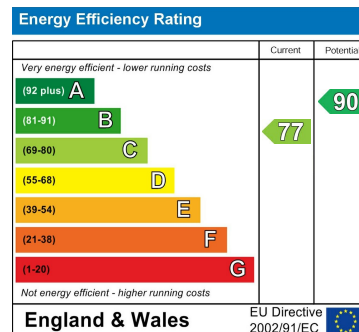
Gloucester City Council- Band B

### Services

Mains water, gas, electricity & drainage.

### 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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