



## 52 Estcourt Close

Gloucester, GL1 3LT

**Offers in excess of £275,000**



Murdock & Wasley Estate Agents are delighted to offer this modern two-bedroom semi-detached home, constructed by Miller Homes in 2019. Boasting a high-quality finish throughout, the property features an enclosed rear garden, generous off-road parking for up to four vehicles, and is ideally positioned in a popular and convenient location.

Perfect for first-time buyers or those looking for a stylish family home, this property must be viewed to be fully appreciated!



**Entrance Hall**

Accessed via composite door, power points, radiator, LVT flooring, stairs to first floor landing. Doors to:

**Cloakroom**

Low level wc, pedestal wash hand basin, radiator, inset ceiling spotlights, LVT flooring, front aspect upvc double glazed window.

**Kitchen**

Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral washing machine, dishwasher and fridge/ freezer, inset ceiling spotlights, front aspect upvc double glazed window.

**Lounge/ Diner**

Tv point, telephone point, power points, surround sound speakers, two radiators, built in storage cupboard, space for dining table, rear aspect upvc double glazed French doors.

**Landing**

Access to loft space, side aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points, radiator, bespoke wooden wall panelling, rear aspect upvc double glazed window.

**Bedroom Two**

Power points, radiator, wooden door to storage cupboard with gas fired combination boiler, two front aspect upvc double glazed windows.

**Bathroom**

Suite comprising panelled bath with shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Heated towel rail, vanity mirror, partly tiled walls, inset ceiling spotlights.

**Outside**

To the front of the property there is a tarmac driveway suitable for the off road parking of 4 vehicles. A flagstone path provides access to the front covered porch where mature flower beds and a flat lawn can be found to either side.

A wooden gate provides side access from the front to the rear garden.

The rear garden is fully enclosed by wooden panelled fencing and has a patio suitable for entertaining which steps onto a fat lawn where there is also a garden shed.

**Tenure**

Freehold

**Agents Note**

We are advised that there is yearly maintenance charge of £180 per annum for the upkeep of the communal common areas.

**Services**

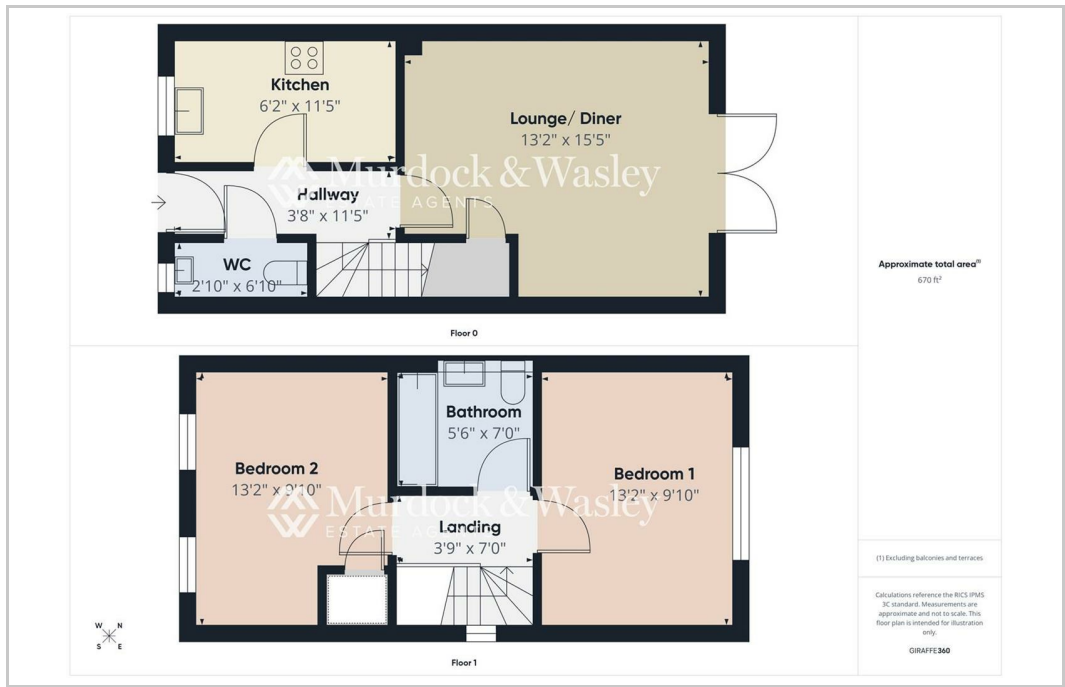
Mains water, gas, electricity and drainage.

**Local Authority**

Gloucester County Council  
Council Tax Band: C

**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			96
(81-91) B		83	
(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 <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	

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.

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