Murdock & Wasley
ESTATE AGENTS



4 Sheldrake Lane

Hardwicke, Gloucester, GL2 4DU

£250,000

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Murdock & Wasley Estate Agents are delighted to present this superb two double bedroom semi-detached home, situated in a quiet position within the popular Hunts Grove Development. Finished to a high standard throughout, this beautifully presented property benefits from an upgraded kitchen and bathroom suites, making it an ideal purchase for first-time buyers or investors alike.

Upon entering, you are welcomed by an entrance hallway featuring stylish Karndean flooring, which continues seamlessly through into the kitchen. The ground floor further comprises a convenient cloakroom and a spacious lounge/diner, providing the perfect space for both relaxing and entertaining.

Upstairs, the property offers two generously sized double bedrooms and a contemporary family bathroom, with upgraded bathroom fittings adding to the home's modern feel.

Externally, the rear boasts a tastefully designed, enclosed garden, ideal for outdoor relaxation, while to the front there are two allocated parking spaces, completing this attractive home.







Entrance Hall
Accessed via upvc double front door, radiator, stairs to first floor landing. Doors lead off:

Cloakroom
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, radiator, partly tiled walls, karndean flooring, front aspect frosted upvc double glazed window.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, one and half bowl sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral washing machine and dishwasher, space for fridge freezer, karndean flooring, front aspect upvc double glazed window.

Lounge / Dining Area
Television point, data point, power points, radiator, space for dining table, under stairs storage cupboard, rear aspect upvc double glazed french door leading to garden

Landing
Power points, access to loft via hatch. Doors lead off:

Bedroom One
Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, overstairs storage cupbaord, front aspect upvc double window.

Bathroom
Suite comprising panelled bath with shower and taps over, low level wc, pedastal wash hand basin with mixer tap over, wall mounted heated towel rail, partly tiled walls.

Outside
To the front of the property there are two allocated parking spaces laid to tarmacadam.

To the side of the property a shared path leads to a wooden gate providing rear access.

To the rear of the property the is a flagstone patio leading down to a garden laid to lawn with a wooden shed whilst enclosed by wooden fencing.

Services
Mains water, gas, electricity & drainage.

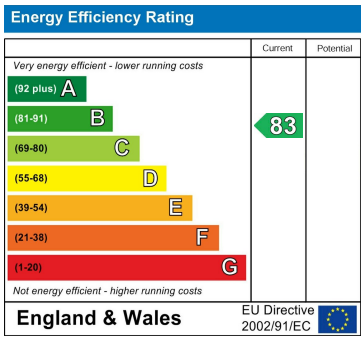
Tenure & Charges
Freehold

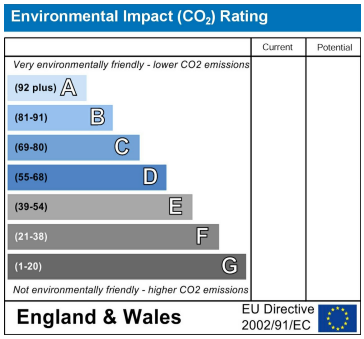
Estate Management Charge: Circa £200pcm

Local Authority
Stroud District Council
Council Tax Band: B

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.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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