Murdock & Wasley
ESTATE AGENTS



3 Filton Way

Gloucester, GL4 4AX

£285,000

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Murdock & Wasley Estate Agents are delighted to welcome to the market this exceptionally well-presented three-bedroom semi-detached home, situated in a peaceful no-through road. Ideally suited to first-time buyers, the property offers well-maintained accommodation alongside the added benefit of a substantial outbuilding.

The internal accommodation comprises an entrance hallway, lounge/diner and kitchen. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, while off-road parking is available to the front. The large outbuilding provides excellent additional space and versatility.

An excellent opportunity to purchase a beautifully presented home with the added benefit of a versatile outbuilding.







Entrance Hall
Accessed via upvc double glazed door, power points, telephone point, radiator, stairs to first floor landing. Doors lead off:

Lounge/Diner
Power points, radiator, front aspect upvc double glazed window, rear aspect upvc double glazed French doors leading to the garden.

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, electric hob with extractor hood over, space for washing machine and fridge/freezer, Door to pantry, inset ceiling spotlights, rear aspect upvc double glazed window and side aspect upvc double glazed door.

Landing
Power points, door to airing cupboard, access to loft space, side aspect upvc double glazed window. Doors lead off:

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

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

Bedroom Three
Power points, radiator, overstairs storage cupboard, front aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, rear aspect upvc frosted double glazed window.

Summer House
Accessed via upvc double glazed french doors, base unit, laminate worktop, sink unit with mixer tap over, partly tiled walls, inset ceiling spotlights.

Outside
To the front, a block-paved driveway provides off-road parking for two vehicles, while a wooden side gate gives access to the rear garden.

The enclosed rear garden features a paved patio with space for outdoor dining and seating, alongside a level lawn that leads to a versatile summer house.

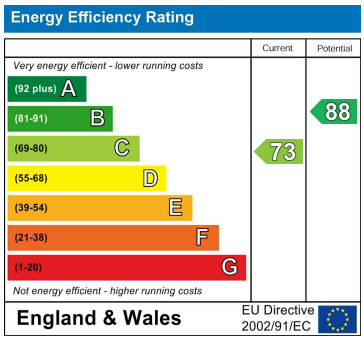
Tenure
Freehold.

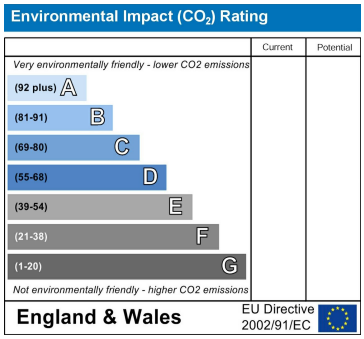
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City 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.







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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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