



12 Hampton Court

Gloucester, GL1 3ER

Offers in excess of £425,000



Murdock & Wasley Estate Agents are pleased to present this beautifully maintained four-bedroom detached family home, thoughtfully arranged over three floors and perfectly designed for modern family living.

The ground floor offers a welcoming entrance hall, a stylish bay-fronted kitchen/diner to the front, and to the rear, a generous lounge enjoying views over the garden. A cloakroom completes the ground floor layout.

On the first floor, there are well-proportioned bedrooms served by a contemporary family bathroom. The top floor hosts an additional spacious bedroom and bathroom, providing flexible accommodation ideal for growing families. Externally, the property benefits from a private enclosed rear garden, ample off-road parking, and a pleasant open outlook to the front.

This is an excellent opportunity to acquire a superb family home in a desirable setting, and early viewing is highly recommended.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, stairs to first floor landing, doors lead off:

WC

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, stone worksurfaces. Appliance points, power points, eye level oven, five ring induction hob with extractor hood over. Integral fridge freezer, space for wash machine, dishwasher and dining table. Wall mounted radiator, front aspect upvc double glazed bay window, side aspect upvc double glazed door leading to side access.

Lounge

Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed window, rear aspect upvc double glazed french door leading to garden.

First Floor Landing

Power points, wall mounted radiator, door to airing cupboard, stairs to second floor, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

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

Bedroom Four

Power points, wall mounted radiator, rear aspect upvc double glazed window

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with

mixer tap over, panelled bath with taps and shower over, wall mounted radiator, partly tiled walls, side aspect frosted upvc double glazed window.

Second Floor Landing

Bedroom One

Power points, wall mounted radiator, built in wardrobe, hatch to eave storage, rear aspect upvc double glazed window. Door leads off:

Ensuite

Suite comprising step in cubicle with shower over, low level wc, wall mounted wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, rear aspect roof light.

Outside

To the front of the property a garden laid to lawn sides a tarmac driveway providing parking for one vehicle. A further two parking spaces are directly in front of the garage.

To the side of the property a wooden gate provides access to the rear.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

Garage

Accessed via up'n'over door.

Tenure

Freehold

Local Authority

Gloucester City Council

Tax Band: D

Services

Mains water, gas, electricity and drainage.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

