



## 4 Waddington Way Kingsway Quedgeley, Gloucester, GL2 2DQ

**Offers over £290,000**



For Sale With No Onward Chain

Murdock and Wasley are proud to present this spacious four bedroom end-terraced townhouse on Waddington Way, offering versatile accommodation arranged over three floors, making it an ideal family home.

Benefiting from generous living space, an enclosed rear garden, garage and off-road parking, the property is perfectly suited for modern family living.

The ground floor comprises an entrance hall, convenient WC, a well-proportioned lounge and a fitted kitchen diner offering ample storage and workspace with access to the rear garden. To the first floor are two good-sized bedrooms alongside the family bathroom, providing flexible accommodation for children, guests or home working. Occupying the top floor are two further bedrooms, including the master bedroom benefiting from an en suite shower room.

Externally, the property enjoys an enclosed rear garden, perfect for entertaining or relaxing outdoors, while a garage and off-road parking complete the home.



**Entrance Hall**

Accessed via front door, radiator, power points, under stairs storage, stairs leading to the first floor, doors leading to:

**WC**

Low Level WC, Radiator, pedestal hand wash basin.

**Kitchen Diner**

Floor, wall & base level units with roll edge work surfaces, sink unit with drainer and mixer tap over, integrated oven with four ring gas hob & extractor hood over, space for fridge/freezer and dishwasher, plumbing for washing machine, radiator, partly tiled walls, space for dining table, Upvc double glazed window with front aspect.

**Living Room**

Tv point, power points, radiators, UPVC double glazed french doors leading to rear garden.

**Landing**

Radiator, power points, stairs leading to second floor, doors leading to:

**Bedroom Two**

TV point, Power points, radiator, Upvc double glazed window with rear aspect.

**Bedroom Four**

Power points, radiator, Upvc double glazed window with front aspect.

**Bathroom**

Suite comprising of panelled bath with shower off the mains over, low level WC, pedestal hand wash basin with dual taps over, partly tiled walls.

**Bedroom One**

TV points, Power points, radiator, Upvc double glazed window with rear aspect, door leading to:

**En Suite**

Suite comprising of double shower cubicle unit with shower off the mains, low level WC, pedestal hand wash basin with dual taps over, partly tiled walls, radiator.

**Bedroom Three**

Power points, radiator, built in storage cupboard, Upvc double glazed window with rear aspect.

**Outside**

To the front of the property there is decorative metal fencing with a gate leading to the small pathway that takes you to the front door, there is also decorative stone and slate either side of the pathway. The front of the property looks across the green, laid with flat lawn and mature shrubs and trees.

To the rear of the property, there is the garden enclosed by timber fencing for security and privacy, The garden has a patio area perfect for outdoor seating and entertaining, a pathway leads from the patio to the wooden gate which allows access to the parking and garage. Either side of the pathway there is a flat lawn, finished with decorative stone.

The garage is accessed via an up and over door.

**Tenure**

Freehold

**Services**

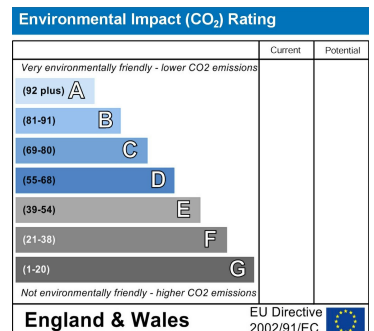
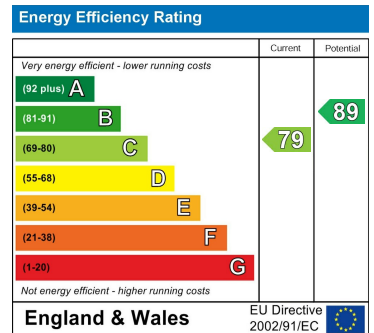
Mains gas, water, electricity, water and drainage.

**Local Authority**

Gloucester City Council  
Council Tax 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.



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.

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

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