Murdock & Wasley
ESTATE AGENTS



# 15 Centurion Road

## Innsworth, Gloucester, GL3 1GT

**£340,000**

3 2 1 B

Murdock & Wasley Estate Agents are pleased to present this beautifully presented three bedroom end-of-terrace home to the market. Built in 2022 by Taylor Wimpey, the property is situated in a popular location, close to local amenities and highly regarded schools. Offered with no onward chain and the added benefit of a remaining NHBC warranty, this modern home presents an excellent opportunity.

Arranged over three floors, the property offers spacious and well-proportioned accommodation throughout. The ground floor comprises a contemporary open plan kitchen/diner, separate lounge and utility room/cloakroom. The first floor features two bedrooms and a family bathroom, whilst the second floor boasts an impressive principal bedroom with its own en-suite.

Externally, the property benefits from a driveway providing off-road parking and an enclosed rear garden.







## Entrance Hall
Power points, radiator, door to storage cupboard, stairs to first floor landing. Door to:

## Lounge
Power points, radiator, laminate flooring, front aspect upvc double glazed window.

## Kitchen/Diner
Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level AEG double oven/grill, electric hob with extractor hood over, integral fridge/freezer and dishwasher. Partly tiled walls, radiator, door to understairs storage cupboard, laminate flooring, inset ceiling spotlights, rear aspect upvc double glazed window and French doors leading to the garden.

## Utility/Cloakroom
Base unit with laminate worksurface, single sink unit with mixer tap over. Power points, radiator, space for washing machine, low level wc, laminate flooring, inset ceiling spotlights.

## Landing
Power points, radiator. Doors lead off:

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

## Bedroom Two
Power points, radiator, fitted wardrobe, rear 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, vinyl flooring.

## Hallway
Radiator, stairs to third floor, front aspect upvc double glazed window.

## Bedroom One
Power points, radiator, fitted wardrobes, velux rooflight, front aspect upvc double glazed window. Door to:

## En-Suite
Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, vinyl flooring, velux roof light.

## Outside
At the front of the property there is a paved pathway to the front door with mature shrubs and plants.

At the side is a tarmacadam driveway providing off-road parking and a wooden gate leading to the rear garden.

At the rear is a well-presented garden mainly laid to lawn enclosed by mature hedges and wooden fencing.

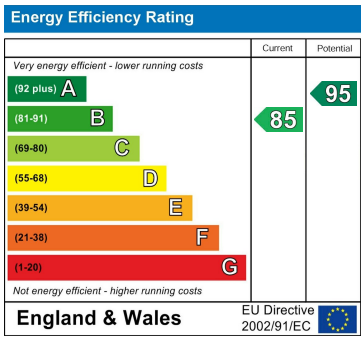
## Tenure
Freehold.

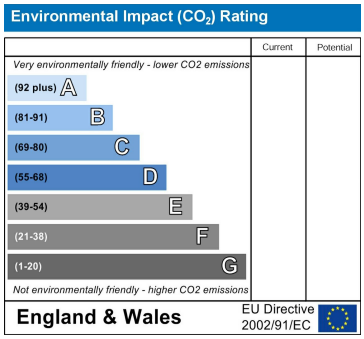
## Services
Mains water, drainage, gas and electricity.

## Local Authority
Tewkesbury Borough 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.




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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