Murdock & Wasley
ESTATE AGENTS



21 Gauntlet Road

Brockworth, Gloucester, GL3 4EB

Offers over £275,000

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Murdock & Wasley Estate Agents are delighted to present this beautifully presented three-bedroom family home, ideally located within walking distance of local schools and everyday amenities.

The ground floor comprises an entrance hall with downstairs WC, a modern kitchen/diner to the front, and a spacious lounge to the rear with French doors opening onto a south-facing rear garden, perfect for relaxing and entertaining.

Upstairs offers three well-proportioned bedrooms, including a master bedroom with en suite, alongside a contemporary family bathroom.

Externally, the property benefits from a generous south-facing garden and two parking spaces.

An excellent family home in a convenient location. Early viewing is highly recommended.







Entrance Hall
Accessed via upvc double glazed door, power points, wall mounted radiator, stairs to landing. Doors lead off:

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

Kitchen / Diner
Range of wall, drawer and floor mounted units, laminate work tops, stainless steel sink/drainer with mixer tap over, electric oven with four ring gas hob and extractor hood over, integrated dishwasher, space for tall fridge/freezer, washing machine and dining table. Appliance points, power points, wall mounted combination boiler, radiator, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge
Television point, data point, power points, wall mounted radiator, door to storage, rear aspect upvc double glazed window, 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, wall mounted radiator, front aspect upvc double glazed window. Door leads off:

En Suite
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, partly tiled walls, wall mounted radiator, side aspect frosted upvc double glazed window.

Bedroom Two
Power points, wall mounted radiator, rear aspect upvc double glazed window. Doors lead off:

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

Bathroom
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted radiator, partly tiled walls, tiled flooring, rear aspect frosted upvc double glaze window.

Outside
To the front of the property there is allocated parking for two vehicles.

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

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

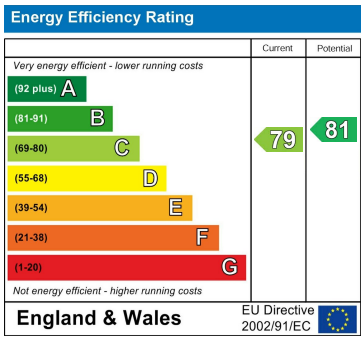
Tenure
Freehold.

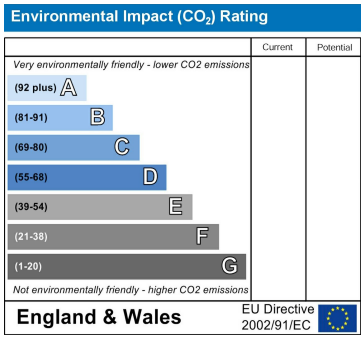
Services
Mains water, gas, electricity and drainage.

Local Authority
Stroud District 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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