



## 1 Sivell Close

Longford Gloucester, GL2 9AX

**Offers in excess of £315,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended three-bedroom detached house, ideally situated in a popular location close to local amenities and excellent transport links.

Offered to the market with no onward chain, this property provides spacious and versatile living accommodation, including a convenient downstairs shower room, three reception rooms, three bedrooms, and an enclosed courtyard garden.

We believe this home offers fantastic potential and must be viewed to fully appreciate all that it has to offer.





### Entrance Hall

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

### Shower Room

Suite comprising low level wc, wall mounted wash hand basin, step in shower cubicle with shower off the mains. Heated towel rail, shaver point, partly tiled walls, vinyl flooring, front aspect upvc double glazed window.

### Lounge

Tv point, power points, radiator, front aspect upvc double glazed window.

### Dining Room

Power points, radiator, wooden door to understairs storage cupboard, rear aspect upvc double glazed window and doors to garden.

### Hallway

Door to storage cupboard and garage. Further door to:

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, gas hob with extractor hood over, space for breakfast table, fridge/ freezer, dishwasher and washing machine. Vinyl flooring, radiator, rear aspect upvc double glazed window, side aspect upvc double glazed door to garden.

### Landing

Power points, radiator, access to loft space. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobes and drawers, two front aspect upvc double glazed windows.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Radiator, vinyl flooring, side aspect upvc double glazed window.

### Outside

To the front of the property is a spacious driveway leading to an attached single garage. A neat gravelled front garden is complemented by mature shrubs and trees, providing both privacy and curb appeal. There's a secure wooden side gate for access to the rear garden.

The rear garden is low-maintenance and fully enclosed with fencing, offering privacy and security. It is mainly laid with large concrete and red-paved slabs, making it ideal for outdoor seating or entertaining.

### Tenure

Freehold

### Local Authority

Tewkesbury Borough Council

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                                   |                         | 75        |
| (55-68) D                                   | 59                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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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