Murdock & Wasley
ESTATE AGENTS

6 Furrow Close

Prestbury, Cheltenham, GL52 3NB

Offers in excess of £310,000

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented two bedroom mid-terrace home, situated within a popular newer development in Prestbury, Cheltenham. The property has been thoughtfully finished with high quality Karndean flooring throughout the ground floor and offers a stylish and practical layout comprising lounge, kitchen/diner, downstairs cloakroom, two bedrooms with the master benefiting from an ensuite, and a family bathroom. Further benefits include off road parking, an enclosed rear garden and the remainder of an NHBC warranty.

An excellent opportunity for first time buyers, young families or investors alike. Viewing is highly recommended.

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

Lounge
Television point, data point, power points, radiator, karndean flooring, front aspect upvc double glazed window, wooden door to under stairs storage. Door leads off:

Kitchen / Diner
Range of base, drawer and wall mounted units, one and a half composite sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, oven with four ring induction hob and extractor hood over. Integral dishwasher and fridge freezer, Space for washing machine and dining table. Wall mounted radiator, karndean flooring, rear aspect upvc double glazed french door leading to the garden.

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

Landing
Power points, access to boarded loft via hatch. Doors lead off:

Bedroom One
TV point, power points, wall mounted radiator, rear access upvc double glazed window. Door leads off:

Ensuite
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, double step in cubicle with shower over, wall mounted heated towel, partly tiled walls, tiled flooring. rear aspect frosted upvc double glazed window.

Bedroom Two
Power points, wall mounted radiator, door to over stairs storage, front aspect upvc double glazed windows.

Bathroom
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spot lights.

Outside
To the front of the property a small courtyard garden is enclosed by low level metal railings and hedgerow with parking directly in front.

To the rear of the property a patio leads down to a garden laid to lawn with a further patio area with space for a garden shed. The garden is enclosed by wooden fencing with a wooden gate providing rear access.

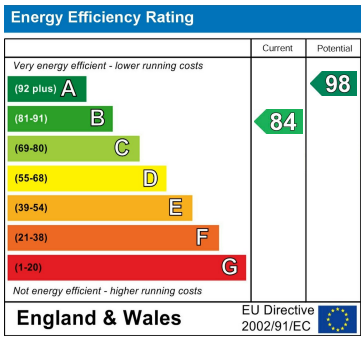
Services & Charges
Freehold.

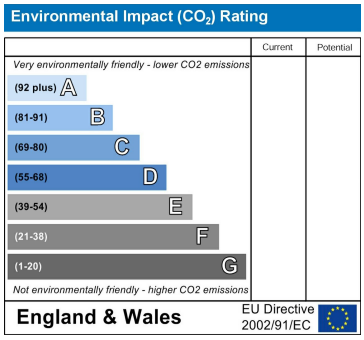
Estate Management Charge: £205 pa (paid 6 monthly)

Tenure
Freehold.

Local Authority
Cheltenham Borough Council
Tax Band: C

Awaiting Vendor Approval
These 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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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