Murdock & Wasley
ESTATE AGENTS



15 Harewood Close

Tuffley, Gloucester, GL4 0SR

£225,000

2 | 1 | 1 | C

We are delighted to welcome to the market this beautifully presented two-bedroom terraced home, conveniently situated in the popular area of Tuffley.
Offering generous and well-proportioned accommodation throughout, the property is an ideal choice for first-time buyers, couples or those looking to downsize. The accommodation comprises an entrance hallway, a comfortable lounge, a spacious kitchen/diner, two double bedrooms and a modern family bathroom suite.
Externally, the property benefits from an enclosed, southerly facing rear garden, providing an ideal space to relax and enjoy the sunshine. There is also the added advantage of a driveway to the front, offering convenient off-road parking.







Entrance Hallway
Approached via Upvc double glazed front door, radiator, power point, stairs leading to first floor. Door directly through too:

Lounge 13'8 x 11'1 (4.17m x 3.38m)
Upvc double glazed windows to front, television point, radiator, power points, under stairs storage cupboard, opening directly into:

Open Plan Kitchen/Diner 14' x 7'10 (4.27m x 2.39m)
Upvc double-glazed windows and door to the rear aspect. A range of base, drawer and wall-mounted units with roll-edge work surfaces. Double oven with electric hob and stainless steel extractor hood above. Integrated dishwasher and space for washing machine. Stainless steel one-and-a-half bowl sink unit with single drainer and mixer tap. Radiator. Tiled flooring and partially tiled walls.

First Floor Landing
Access to loft via hatch, doors to both bedrooms & bathroom.

Bedroom 1 11'1 x 9'7 (3.38m x 2.92m)
Upvc double glazed windows to front, radiator, power points.

Bedroom 2 11'11 x 8'9 (3.63m x 2.67m)
Upvc double glazed windows to rear, radiator, power points.

Bathroom
Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden
An enclosed southerly facing garden which is partly laid to decking with an area laid to lawn, shed & gated rear access.

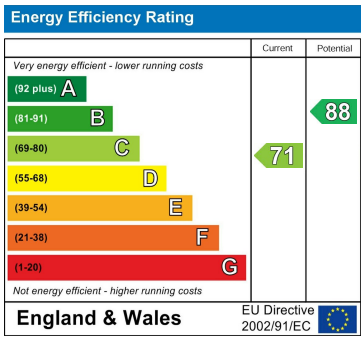
Tenure
Freehold

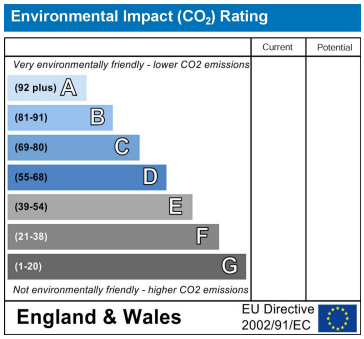
Services
Mains water, gas, electric, drainage.

Local Authority
Gloucester County Council- Band B

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman