Murdock & Wasley
ESTATE AGENTS



13 Velthouse Close

Hardwicke, Gloucester, GL2 4ES

£325,000

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Murdock & Wasley Estate Agents are pleased to welcome this beautifully presented three bedroom semi-detached home to the market. Ideally positioned within the sought-after Hunts Grove development, the property enjoys a convenient location close to a range of local amenities and excellent transport links, including the M5.

Immaculately maintained and finished to an exceptional standard throughout, this property offers stylish and comfortable accommodation, ideal for modern family living. The ground floor comprises a well-appointed kitchen/diner, spacious separate lounge and downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, with the master benefiting from its own en-suite, alongside a contemporary family bathroom.

Externally, the property continues to impress with a beautifully maintained, enclosed rear garden and two off-road parking spaces to the front.







Entrance Hall
Power points, radiator, stairs to first floor landing. Doors lead off:

Cloakroom
Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, dado rail, radiator.

Kitchen/Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral cooker, fridge/freezer and dishwasher, space for dining table and chairs. Partly tiled walls, cupboard housing to boiler, radiator, front aspect upvc double glazed window with shutter blinds.

Lounge
Power points, radiator, decorative wall panelling, door to understairs storage cupboard, rear aspect upvc double glazed window and French doors leading to the garden.

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

Bedroom One
Power points, radiator, decorative wall panelling, front aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, heated towel rail.

Bedroom Two
Power points, radiator, decorative wall panelling, rear aspect upvc double glazed window.

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

Outside
To the front of the property is there is a tarmacadam driveway providing off-road parking for two vehicles, along with a paved pathway leading to the front entrance, bordered by low-maintenance gravelled areas. A wooden gate provides side access to the rear garden.

To the rear lies a beautifully maintained, enclosed garden featuring a spacious paved patio area, ideal for outdoor furniture, leading to a neatly laid lawn. The garden is complemented by decorative gravelled borders, raised flower beds with a variety of established plants and shrubs, and a wooden shed providing useful storage. Fully enclosed by wooden panel fencing, the garden offers a pleasant and private outdoor space.

Tenure
Freehold.

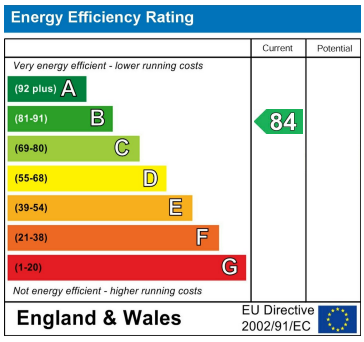
Please note we are advised that there is an annual service charge of circa £300.00 p/a.

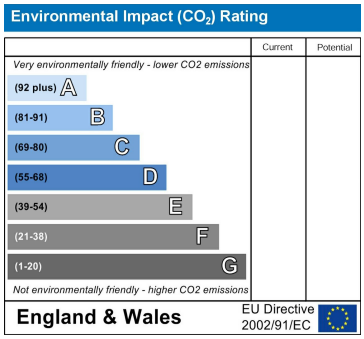
Services
Mains water, drainage, gas and electricity.

Local Authority
Stroud District 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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