Murdock & Wasley
ESTATE AGENTS



26 Munsley Grove

Matson, Gloucester, GL4 6LN

£259,700

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Murdock & Wasley Estate Agents are delighted to present to the open market this extended four-bedroom semi-detached home, positioned within a cul-de-sac in a convenient and popular residential location.

Offering spacious and versatile accommodation throughout, the property is ideal for modern family living. The ground floor comprises a welcoming entrance hallway leading to a bright and generously sized open-plan kitchen/dining area, perfect for both everyday living and entertaining. This flows through to a versatile additional room (requiring completion), offering excellent potential for a variety of uses, alongside a separate comfortable lounge.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from an enclosed rear garden featuring a useful garden room, while to the front there is a driveway providing off-road parking.







Entrance Hallway
Accessed via composite door, radiator, tiled flooring, coving, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen/ Diner
Range of base, wall and drawer mounted units. laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, five ring gas hob with extractor hood over. Space for fridge/freezer, washing machine and dining table. Central island, wall mounted radiators, wall panelling, inset ceiling spotlights, tiled flooring, two Velux roof lights, rear aspect upvc bi-folding doors leading to the garden. Door to:

Living Room
TV point, power points, wall mounted radiator, coving, front aspect upvc double glazed window.

Bedroom Four
To be completed. Font aspect upvc double glazed window.

En-Suite
To be completed. Rear aspect upvc double glazed window. Rear aspect composite door to garden.

Landing
Access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, radiator, built in storage space, front aspect upvc double glazed window. Door leading to bedroom three.

Bedroom Two
Power points, radiator, built in storage, rear aspect upvc double glazed window.

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

Bathroom
Suite comprising low level wc, pedestal wash hand basin, panelled bath with shower off the mains. Fully tiled walls, heated towel rail, rear aspect upvc double glazed window.

Outside
To the front of the property is concrete driveway providing off road parking.

The rear of the property offers a generous sized patio perfect for outdoor entertaining and dining. The remainder of the garden is laid to lawn, fully enclosed by wooden fencing. Two Garden Rooms with fully fitted electrics and lighting with double glazing and insulated garden rooms.

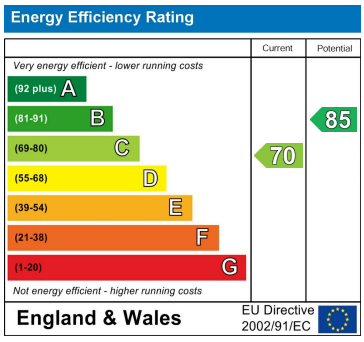
Tenure
Freehold

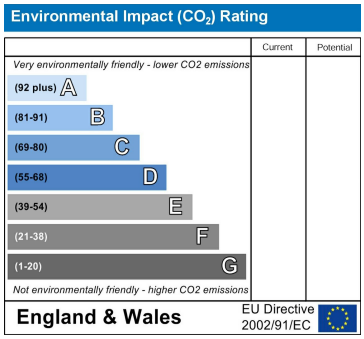
Services
Mains water, gas, electricity and drainage.

Local Authority
Gloucester City Council
Council Tax Band: A

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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