



76 Brambling Way

Hardwicke, Gloucester, GL2 4DS

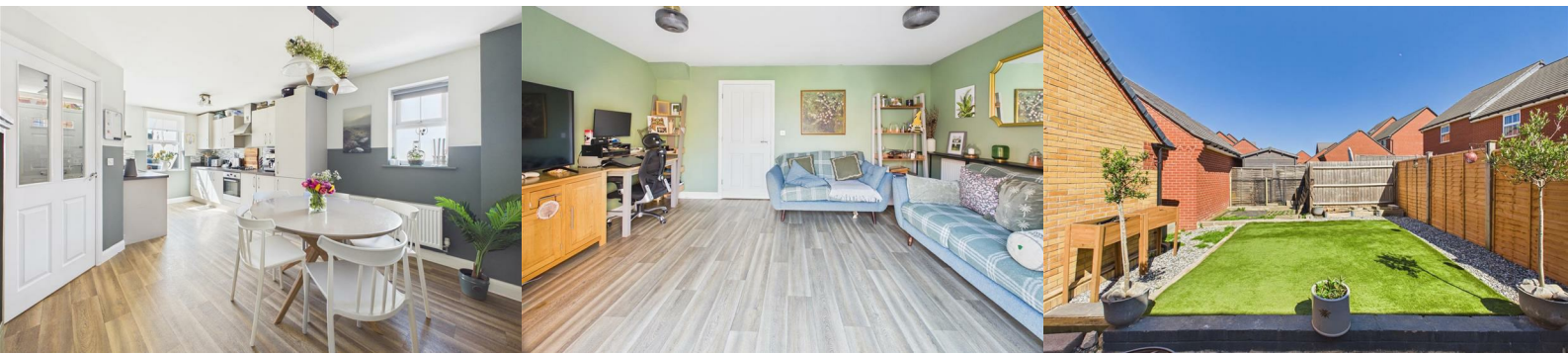
Offers in excess of £300,000



Murdock & Wasley Estate Agents are pleased to offer this beautifully presented three-bedroom semi-detached home, a quality David Wilson Homes build constructed in 2019, and ideally located within easy reach of local amenities and excellent transport links.

The property provides spacious and contemporary accommodation throughout. The ground floor features a stylish fitted kitchen/diner, a bright and airy rear lounge with direct access to the garden, and a convenient cloakroom.

Upstairs, there are three well-proportioned bedrooms, with the two principal rooms benefiting from built-in wardrobes. The master bedroom also enjoys its own en-suite, complemented by a modern family bathroom serving the remaining rooms.



Entrance Hall

Accessed via upvc double glazed door, laminate flooring, wall mounted radiator, stairs to landing. Doors lead off:

Cloak Room

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, front aspect frosted upvc double glazed window.

Kitchen / Dining Area

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral oven/grill, four ring induction hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher. Space for dining table. Partly tiled walls, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window. Door to under stairs storage. Doors lead off:

Lounge

Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed french door leading to the garden.

Landing

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

Bedroom One

Power points, wall mounted radiator, custom wall panelling, built in wardrobes, rear aspect upvc double glazed window. Door leads off:

En Suite

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

Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, side aspect frosted upvc double glazed window.

Outside

To the front of the property steps lead to the front door surrounded by mature shrubs.

To the side of the property a drive laid to tarmac provides off road parking for up to 2 vehicles. A wooden gate provides access to the rear.

To the rear of the property a garden patio leads down to a garden laid to artificial grass whilst enclosed by wooden fencing.

Garage

Accessed via up'n'over door with power & lighting.

Tenure & Charges

Freehold.

We are advised that there is an annual management estate charge circa £200 a year.

Services

Mains water, gas, electricity and drainage.

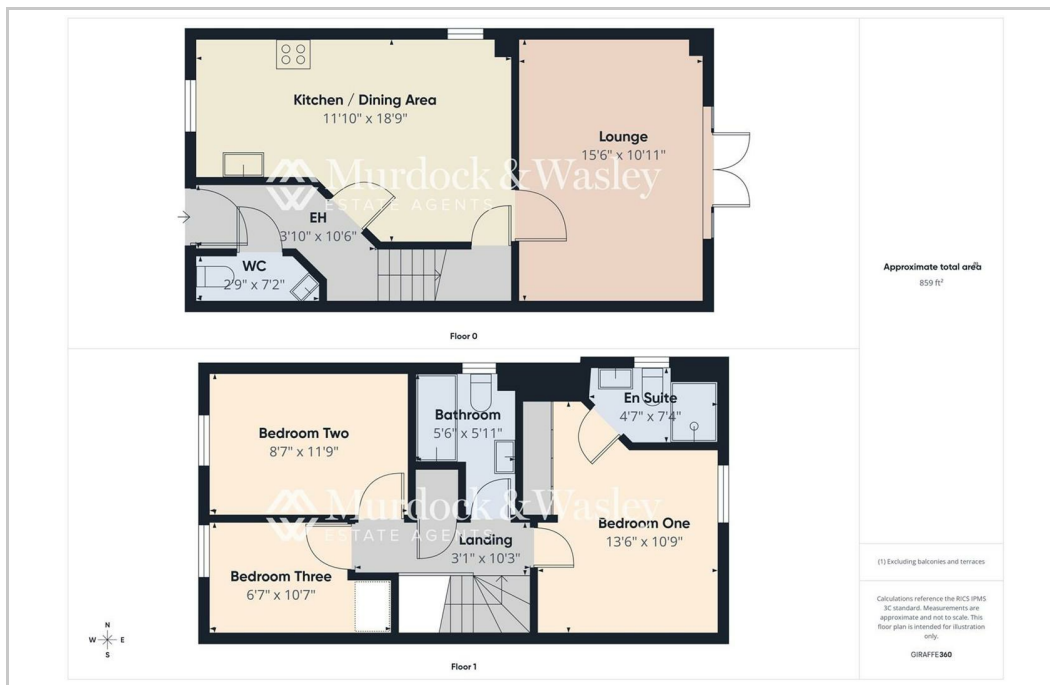
Local Authority

Stroud District 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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