Murdock & Wasley
ESTATE AGENTS



18 Birchwood Fields

Tuffley, Gloucester, GL4 0AL

Offers in excess of £275,000

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Murdock & Wasley Estate Agents are delighted to present this beautifully maintained two bedroom end-of-terrace house, ideally situated in a popular and convenient location. The property benefits from close proximity to a wide range of excellent local amenities, making it perfect for first-time buyers, investors, or those looking to downsize.

Lovingly updated by its current owner, this home is well presented throughout and offers an open-plan living space perfectly suited to modern lifestyles. The added convenience of a downstairs bathroom and an en-suite to the master bedroom further enhances its appeal.

Externally, the property continues to impress with a generously sized enclosed south-facing garden, off-road parking for two vehicles, and a garage.







Entrance Hall
Accessed via upvc double glazed door, vertical radiator, recessed shelving, door to storage cupboard with power points, laminate flooring. Door to:

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points with USB sockets, eye level double oven/microwave, four ring electric hob with extractor hood over, fridge/freezer and dishwasher. Laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge/Dining Area
Power points, two vertical radiators, space for dining table and chairs, laminate flooring, inset ceiling spotlights, rear and side aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Hallway
Stairs to first floor landing, laminate flooring. Door to:

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over. Laminate worktop, Worcester Combi Boiler, space for washing machine. Partly tiled walls, heated towel rail, laminate flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

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

Bedroom One
Power points, radiator, inset ceiling spotlights, velux rooflight, rear aspect upvc double glazed window.

En-Suite
Suite comprising single step in shower cubicle with electric shower over, low level wc, pedestal wash hand basin with mixer tap over. Radiator, laminate flooring, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, velux rooflight.

Outside
At the front of the property, a gravel garden with a paved pathway leads to the front door. There is also an outside tap.

To the side of the property, a shared driveway leads to an additional gravelled area, providing off-road parking for two vehicles. The garage, which benefits from power and lighting, is also accessible here, along with a wooden gate offering convenient access to the rear garden.

To the rear, a generously sized enclosed garden benefits from a desirable south/west-facing aspect. It features a patio area, ideal for outdoor furniture and entertaining, which leads onto a spacious, low-maintenance artificial lawn bordered on either side by neat gravel gardens.

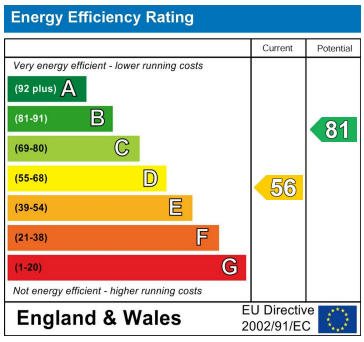
Tenure
Freehold.

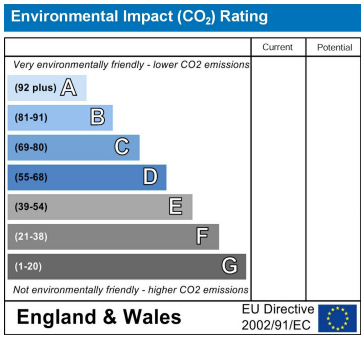
Services
Mains water, drainage, gas and electricity.

Local Authority
Gloucester City Council.
Council Tax 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.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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