



109 Shearwater Grove

Innsworth, Gloucester, GL3 1DD

£265,000



This beautifully presented home combines contemporary design with everyday comfort and functionality. At its heart lies a newly upgraded kitchen, featuring top-of-the-line appliances (still under warranty), an integrated fridge/freezer and dishwasher, and a spacious corner walk-in pantry offering generous storage.

Designed with efficiency in mind, the property boasts a brand-new boiler and exceptionally thick, high-grade roof insulation—helping to keep energy bills low year-round.

Elegant bi-fold doors open seamlessly onto the garden and include built-in blinds for added privacy and convenience, enhancing the indoor-outdoor lifestyle this home offers.

Every detail has been thoughtfully considered to deliver modern living at its finest.



Entrance Hallway 9'5 x 4'5 (2.87m x 1.35m)

Approached via Upvc double glazed front door, radiator, power points, access to loft via hatch, doors to both bedrooms, shower room & lounge.

Open Plan Kitchen/Diner/Family Room 19'0 x 8'9 (5.79m x 2.67m)

Upvc double glazed window to side, skylight, Upvc double glazed sliding doors to rear, skylight, eye & base level units with roll edge work tops, sink/drain, electric oven with separate gas hob & hood, built in dishwasher, space for other appliances, laminate flooring, radiator, power points, opening to:

Lounge 15'3 x 12'0 (4.65m x 3.66m)

Television point, radiator, power points.

Bedroom 1 11'9 x 10'7 (3.58m x 3.23m)

Upvc double glazed windows to front, radiator, power points.

Bedroom 2 8'10 x 8'6 (2.69m x 2.59m)

Upvc double glazed windows to front, radiator, power points.

Shower Room 5'9 x 5'5 (1.75m x 1.65m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn, cold water tap. Door to outbuilding which has power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- 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		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(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

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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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