Murdock & Wasley
ESTATE AGENTS



24 Farley Way

Hardwicke, Gloucester, GL2 4EU

£315,000

3 | 2 | 2 | B

Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented three-bedroom semi-detached home, built by Crest Nicholson in 2024 and ideally positioned to benefit from excellent transport links.

Offered for sale with no onward chain, this impressive property combines modern living with a high-quality finish throughout and offers many of the features today's buyers are looking for.

The accommodation includes a stylish modern kitchen/diner, while the principal bedroom benefits from a built-in wardrobe and private en-suite shower room. Externally, the property boasts off-road parking for two vehicles with an EV charging point, together with an enclosed rear garden ideal for relaxing and entertaining.

Further benefits include the remainder of the NHBC warranty, providing additional peace of mind for the new owner.







Entrance Hall
Accessed via composite door, power points, radiator, LVT flooring, stairs to first floor landing. Doors lead off:

Cloakroom
Low level wc, pedestal wash hand basin, radiator, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Kitchen/ Diner
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral fridge/ freezer and washing machine. Space for dining table, Baxi gas fired combination boiler, radiator, partly tiled walls, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge
Tv point, data points, radiator, under stairs storage cupboard, LVT flooring, rear aspect upvc double glazed French doors and windows.

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

Master Bedroom
Tv point, power points, radiator, built in wardrobe with mirror fronted doors, front aspect upvc double glazed window. Door to:

En-Suite
Suite comprising step-in double shower cubicle with shower off the mains, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, shaver point, mirror, tiled walls, inset ceiling spotlights.

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

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

Bathroom
Suite comprising panelled bath with shower attachment, concealed wc and wash hand basin. Heated towel rail, shaver point, LVT flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Outside
To the side of the property is a private driveway providing off-road parking for two vehicles, complete with an EV charging point. A wooden gate offers convenient side access to the rear garden.

To the rear, the property enjoys an enclosed garden featuring a patio area, ideal for outdoor dining and entertaining. This leads onto a generous lawn, providing ample space for play, relaxation and enjoyment. Further benefits include an outside tap.

Tenure & Charges
Freehold

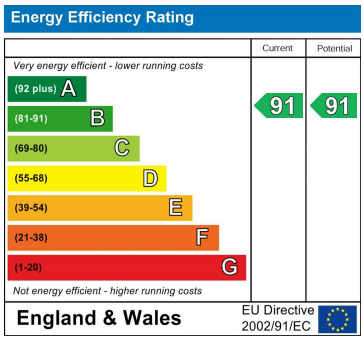
Please note we are advised that there is an annual service charge of circa £300.00 p/a.

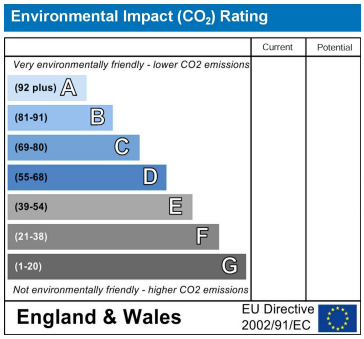
Local Authority
Stroud District Council
Council Tax Band: C

Services
Mains water, gas, electricity and drainage.

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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman