



15 Roselle Drive

Brockworth, Gloucester, GL3 4GG

Offers in excess of £285,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this three-bedroom semi-detached home, ideally situated close to a range of local amenities and excellent transport links.

Offered with no onward chain, the property features modern and well-presented accommodation, creating a warm and welcoming home ideal for those seeking both comfort and convenience. The property meets many of today's key requirements, including a kitchen/diner, a master bedroom with en-suite, an enclosed rear garden, as well as a garage and driveway providing off-road parking.



Porch

Entrance Hall

Accessed via composite double glazed door, power points, radiator. Door to:

WC

Low level wc, pedestal wash hand basin, radiator, vinyl flooring.

Lounge

Tv point, telephone point, data points, two radiators, stairs to first floor landing, under stairs storage cupboard, front aspect upvc double glazed window. Door to:

Kitchen/ Diner

Range of base, drawers and wall mounted units, laminate worksurfaces, sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring gas hob and extractor hood over, integral fridge/ freezer, dishwasher and washing machine. Space for dining table, Potterton gas fired boiler, radiator, vinyl flooring, inset ceiling spotlights, rear aspect upvc double glazed window and sliding doors leading to the garden.

Landing

Power points. Doors lead off:

Bedroom One

Power points, telephone point, radiator, built in wardrobe, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with mains fed shower, low level wc, pedestal wash hand basin. Radiator, partly tiled walls, inset ceiling spotlights, shaver point, tiled flooring, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, access to loft space, rear aspect upvc double glazed window.

Bedroom Three

Telephone point, power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with mains fed shower over, low level wc, wall mounted wash hand basin with mixer tap over. Heated towel rail, partly tiled walls, inset ceiling spotlights.

Outside

To the side of the property is a tarmac driveway providing off road parking. This leads to the garage which is accessed via an up and over door.

To the rear of the property is a well-presented and enclosed garden, ideal for both relaxation and family use. The space features a generous patio area perfect for outdoor dining and entertaining, leading onto a neatly maintained lawn. There are attractive planted borders with a variety of flowers and shrubs, along with useful additions including a garden shed and outside tap. The garden enjoys a good degree of privacy and is fully enclosed, making it ideal for families and pets alike.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage

Local Authority

Tewkesbury Borough Council

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		
(81-91) B		
(69-80) C	79	82
(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	

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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

