



## 15 Armscroft Place

, Gloucester, GL2 0SW

**Offers over £375,000**



Murdock and Wasley Estate Agents are delighted to present this spacious, four-bedroom detached family home, ideally situated in the ever-popular Armscroft Place and offered to the market with no onward chain. This property boasts fantastic potential and is an excellent opportunity for anyone looking to put their own stamp on a substantial family home.



**Entrance Hall**

Accessed via composite door, power points, storage cupboard, under stairs storage cupboard, radiator, doors leading to:

**Lounge Diner**

Power points, electric fireplace, radiators, upvc doors leading to sunroom, front aspect upvc double glazed window.

**Sunroom**

Power points, upvc double glazed windows with aspect of rear garden, upvc french doors leading to garden.

**Kitchen**

Range of base. wall and drawer mounted units, two and a half bowl sink with mixer taps over. Appliance points, power points., double oven, four ring electric hob with extractor hood over, storage cupboard, side access upvc double glazed window.

**Hallway**

UPVC double glazed door leading to garden, storage cupboard, door leading to:

**WC**

Low level WC, wash hand basin, frosted window with rear aspect,

**Bedroom One**

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

**Bedroom Two**

Power points, radiator, wash hand basin with vanity unit, rear aspect upvc double glazed window.

**Bedroom Three**

Power points, radiator, built in storage cupboard, wash hand basin, rear aspect upvc double glazed window.

**Bedroom Four**

Power points, radiator, front aspect UPVC double glazed window.

**WC**

Low level WC, wash hand basin, side aspect frosted window.

**Bathroom**

Suite comprising of, panelled bath with shower over, wash hand basin with mixer tap over and storage below, heated towel rail, shower cubicle with shower off the mains, partly tiled walls, storage cupboard, rear aspect upvc double glazed window.

**Outside**

To the front of the property is a generous sized driveway, providing off road parking for several vehicles. There is a level lawn with mature shrubs and bushes bordering.

The rear of the property features a fully enclosed garden with pathway leading to garage, there is a patio area to the front leading to a level lawn. An ideal space to for outside dining and entertainment.

**Tenure**

Freehold

**Services**

Mains water, gas, electricity and drainage

**Local Authority**

Gloucester City Council:  
Council Tax Band D

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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