



## The Gables 1A, Sivell Close , Gloucester, GL2 9AX

**£370,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this beautifully presented and exceptionally well-maintained individual detached family home, occupying a highly sought-after position.

Built in 2012, the home is presented in excellent condition throughout, having been tastefully decorated to create a warm and welcoming atmosphere. The thoughtfully designed accommodation is both practical and easy to maintain, making it an ideal choice for families and professionals alike.

The property enjoys excellent access to Tewkesbury, Cheltenham and the M5 motorway, while Gloucester City Centre and the vibrant Gloucester Docks development are just over a mile away. A selection of well-regarded schools and local amenities are also within easy reach.



**Entrance Hall**

Accessed via composite double glazed door, radiator, stairs to first floor landing, tiled flooring. Doors lead off:

**Kitchen**

Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral fridge, partly tiled walls, storage cupboard, inset ceiling spotlights, Worcester gas fired combination boiler, rear aspect upvc double glazed window and door.

**Lounge/ Diner**

Tv point, telephone point, power points, two radiators, space for dining table, feature fireplace with a wood burning stove, coving, front aspect upvc double glazed window and rear aspect French doors leading to the garden.

**Cloakroom**

Low level wc, wall mounted wash hand basin, fully tiled walls, tiled flooring, radiator, front aspect upvc double glazed window.

**Landing**

Rear aspect upvc double glazed window. Doors lead off:

**Bedroom One**

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

**Bedroom Two**

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

**Bedroom Three**

Power points, radiator, built in wardrobes, Velux roof light.

**Bathroom**

Suite comprising panelled bath with shower over, low level wc, pedestal wash hand basin. Heated towel rail, tiled flooring, fully tiled walls, wooden door to airing cupboard, Velux roof light.

**Outside**

The property enjoys an attractive frontage with a block-paved driveway providing off-road parking for multiple vehicles, leading to an attached garage with traditional timber doors, power, lighting and water tap. A covered entrance porch offers shelter and enhances the welcoming approach, while a small enclosed lawned garden with brick wall and picket fencing adds to the property's kerb appeal. Side gated access leads through to the rear garden.

The rear garden is fully enclosed, offering a private and secure outdoor space that is ideal for both families and entertaining. Predominantly laid to lawn, it is complemented by well-stocked borders, mature hedging and a patio seating area, perfect for alfresco dining. Additional benefits include a retractable awning providing welcome shade, an outside storage unit and gated side access, creating a practical yet low-maintenance garden to enjoy throughout the year.

**Tenure**

Freehold

**Local Authority**

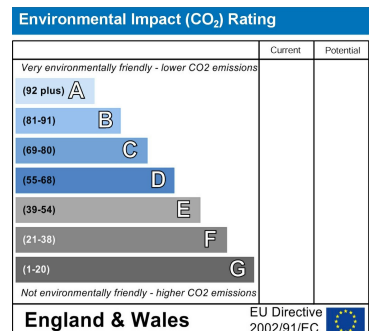
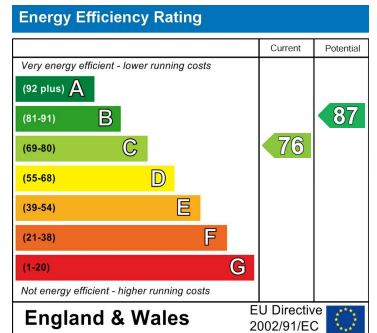
Tewkesbury Borough Council  
Council Tax Band: D

**Services**

Mains water, drainage, electricity and gas.

**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.



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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

