



42 Maidenhall

Highnam, Gloucester, GL2 8DL

£450,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this three-bedroom detached home, ideally situated in a sought-after village location along the prestigious Maidenhall Road.

Offering fantastic potential to extend to either side or the rear (subject to the necessary planning permissions), this presents an excellent opportunity for buyers to create a home tailored to their own tastes.

The property further benefits from a well-maintained, enclosed garden, along with a garage and workshop. Enjoying far-reaching views, beautiful walks right on the doorstep, and a peaceful setting within established surroundings, we strongly recommend an early viewing to fully appreciate all that this home has to offer.



Entrance Hall

Accessed via double glazed door. Power points, radiator, stairs to first floor landing, front aspect double glazed window. Doors lead off.

Hallway

Doors lead off:

Cloakroom

Low level wc, vanity wash hand basin, partly tiled walls, side aspect double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, cooker, space for washing machine, fridge/ freezer. Partly tiled walls, rear aspect double glazed window. Door to:

Dining Room

Power points, radiator, space for dining table, rear aspect double glazed window overlooking the gardens.

Lounge

Tv point, telephone point, power points, radiator, feature stone fireplace housing an electric fire, front and side aspect double glazed windows. Sliding doors to:

Conservatory

Of aluminium construction with a polycarbonate roof. Opening roof vents, radiator, rear aspect double glazed sliding doors,

Landing

Power points, radiator, airing cupboard housing the Worcester gas fired combination boiler, coving, front aspect double glazed window. Doors lead off:

Bedroom One

Tv point, power points, radiator, built in wardrobe with mirror fronted doors, front and side aspect double glazed windows.

Bedroom Two

Power points, radiator, built in wardrobe, rear aspect double glazed window.

Bedroom Three

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

Shower Room

Suite comprising step in shower cubicle with shower off the mains, low level wc, vanity wash hand basin. Shaver point, radiator, upvc wall panelling, side aspect double glazed window.

Outside

To the front, a block-paved driveway provides ample off-road parking, complemented by a lawned frontage that enhances the home's kerb appeal.

Outside, the rear garden is a real highlight of the property. Beautifully maintained, it features manicured lawns, well-stocked borders, a shingle seating area, a charming wildlife pond, and a generous patio, perfect for both relaxing and entertaining. A large greenhouse will appeal to keen gardeners, while the garage and workshop, currently divided into two versatile spaces, is ideal for home working, hobbies, or additional storage.

Tenure

Freehold

Agents Note

The property further benefits from solar panels which are owned outright. These will be transferred to the new owner upon completion. These not only help to reduce ongoing energy costs but also generate an annual income through payments received by the current owner.

Local Authority

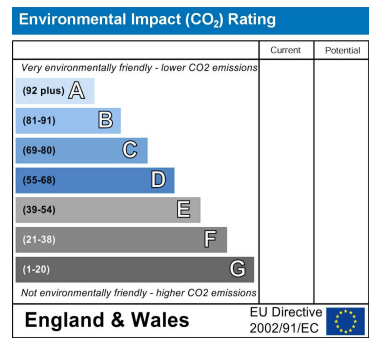
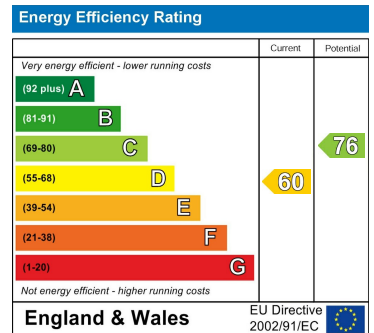
Tewkesbury Borough Council
Council Tax Band: E

Services

Mains water, gas, electricity and drainage.
Solar Panels.

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.



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.

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

