



## 15 Cromwell Road

Innsworth, Gloucester, GL3 1FG

**£350,000**



Murdock and Wasley Estate Agents are delighted to present this beautifully appointed, three bedroom semi-detached townhouse, built in 2021 on the Whittle Gardens Development in Innsworth.

Arranged over three floors, this modern family home offers versatile and spacious accommodation throughout.

The home benefits from 5 years of NHBC warranty, offering peace of mind for prospective buyers.

Cromwell Road provides excellent access to Gloucester, Cheltenham and the M5 motorway, as well as nearby amenities and schools, making this an ideal purchase for first time buyers, growing families and professionals alike.



### Entrance Hall

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

### Lounge

Power points, tv points, radiator, front aspect upvc double glazed window, door leading to:

### Kitchen Diner

Range of base, wall and drawer mounted units, one and a half sink with drainer and mixer tap over, appliance points, power points, four ring electric hob with extractor hood over, integral dishwasher, fridge/freezer and double oven. radiator, inset ceiling spotlights, storage cupboard, rear aspect upvc double glazed window, upvc french doors leading to garden, door leads to:

### WC

Power points, low level WC, wash hand basin with storage below, plumbing for washing machine, inset ceiling spotlights, radiator.

### Landing

Radiator, power points, stairs leading to 2nd floor.

### Bedroom Two

Power points, tv point, built in storage cupboard, radiator, rear aspect upvc double glazed window.

### Bedroom Three

Power points, tv point, radiator, front aspect upvc double glazed window

### Bathroom

Suite comprising low level wc, panelled bath with mixer taps and shower over, pedestal hand wash basin, radiator, inset ceiling spotlights, partly tiled walls.

### Bedroom One

Power points, tv point, radiator, built in wardrobes, front aspect upvc double glazed window, upvc velux window, door leads to:

### En Suite

Suite comprising low level wc, step in cubicle with shower over, hand wash basin with mixer taps over and storage below, radiator, partly tiled walls, upvc velux window.

### Outside

To the side of the property is a driveway providing parking for two vehicles, garage with up and over door, a wooden gate provides access to rear garden, the driveway also boasts electric car charging port.

To the rear of the property a tiled patio perfect for outdoor seating and entertaining, leads to a level lawn with separate area at the back finished with decorative bark.

Further features include outdoor lighting and power.

### Garage

Accessed via up and over door with power and lighting.

### Services

Mains water, gas, electricity and drainage

### Tenure and Charges

Freehold

Estate Charge does not start until completion of site, estimated 2027/2028

### Local Authority

Tewkesbury Borough Council:

Council Tax Band C

### 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) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 85                      |           |
| (69-80) C                                   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | 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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