



## 2 Thomas Moore Close

Churchdown, Gloucester, GL3 1NX

**£340,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this beautifully presented three-bedroom link-detached home, located in the sought-after Highgrove Estate.

The ground floor comprises an inviting entrance hall, a modern downstairs WC, a spacious lounge, a dining room, a contemporary kitchen, and a bright conservatory. Upstairs, the property offers two double bedrooms, a further single bedroom, and a stylish family bathroom.

Externally, the home benefits from a landscaped garden leading to a detached garage, off-road parking to the side, gas central heating, and double glazing throughout. This property combines practical family living with a fantastic location and is sure to appeal to a wide range of buyers.





## Description

**\*\* Three Bedroom Detached Family Home – Churchdown \*\***

Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantastic opportunity to purchase a spacious detached family home, ideally located in a highly sought-after residential area of Churchdown.

The ground floor accommodation comprises an entrance hallway, downstairs WC, lounge, dining room, immaculate modern kitchen, and a conservatory, providing excellent living and entertaining space.

Upstairs offers two double bedrooms, a further single bedroom, and a family bathroom.

The property further benefits from a detached garage, accessed via the attractively landscaped rear garden, along with off-road parking to the side. Additional features include gas central heating and double glazing throughout.

01452 682952

## Tenure

Freehold

## Local Authority

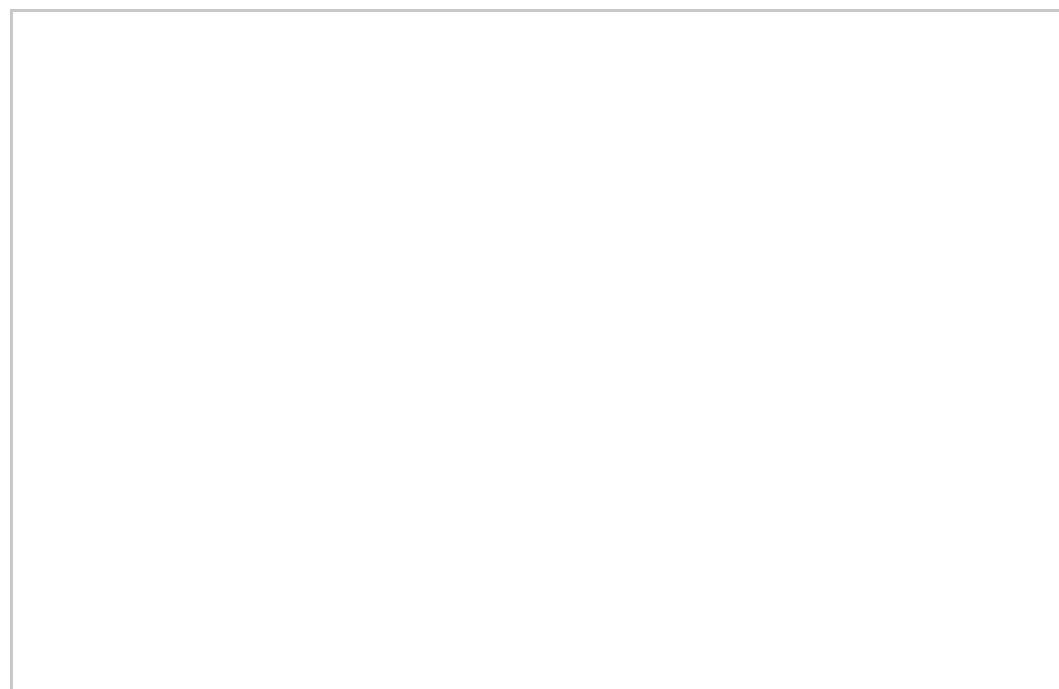
Tewkesbury Borough Council  
Council Tax Band: C

## Services

Mains water, gas, electricity and drainage.

## 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		
(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.

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