



21 Maldon Gardens

Tredworth, Gloucester, GL1 4PS

Offers in excess of £210,000



We are delighted to welcome to the open market this exceptional property which benefits from a single-storey extension, creating well-proportioned and versatile living accommodation throughout.

The accommodation comprises: entrance hall, modern kitchen, open-plan lounge/diner, two double bedrooms and a family bathroom.

Outside, the property boasts an enclosed rear garden, along with one allocated parking space and additional visitor parking bays.

An ideal first-time purchase, this superb home is ready to move straight into and must be viewed to be fully appreciated.



Entrance Hall

Accessed via Upvc double glazed front door, door to lounge.

Kitchen

Accessed via upvc double glazed door, range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker with extractor hood over, space for fridge/freezer and washing machine. Cupboard housing for boiler, radiator, laminate flooring and front aspect upvc double glazed window. Opening to:

Lounge

Tv point, power points, electric fireplace, vertical radiator, decorative wall panelling, laminate flooring, stairs to first floor landing. Opening to:

Dining Room

Space for dining table and chairs, laminate flooring, vertical radiator, side and rear aspect upvc double glazed windows and French doors leading to the garden.

First Floor Landing

Power point, decorative wall panelling, access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, decorative wall panelling, fitted wardrobe, rear aspect upvc double glazed window.

Bedroom Two

Power points, decorative wall panelling, fitted wardrobes, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, heated towel rail, laminate flooring, front aspect upvc frosted double glazed window.

Outside

To the front of the property, a paved pathway leads to the front door, sheltered by a canopy porch, while a wooden gate provides convenient access to the rear garden.

At the rear of the property is a south-westerly facing garden, featuring a patio area ideal for outdoor dining. Beyond this is a level lawn, with a decked area and well-established flower bed to one side.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

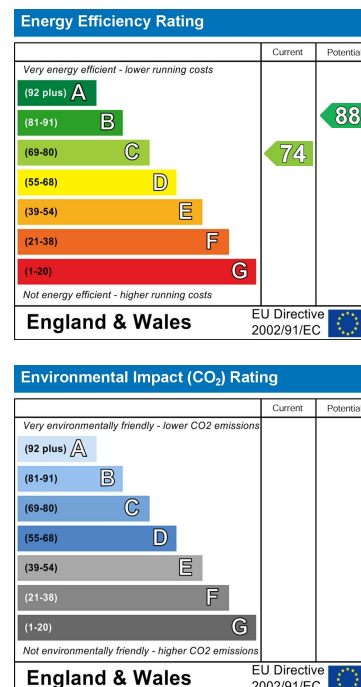
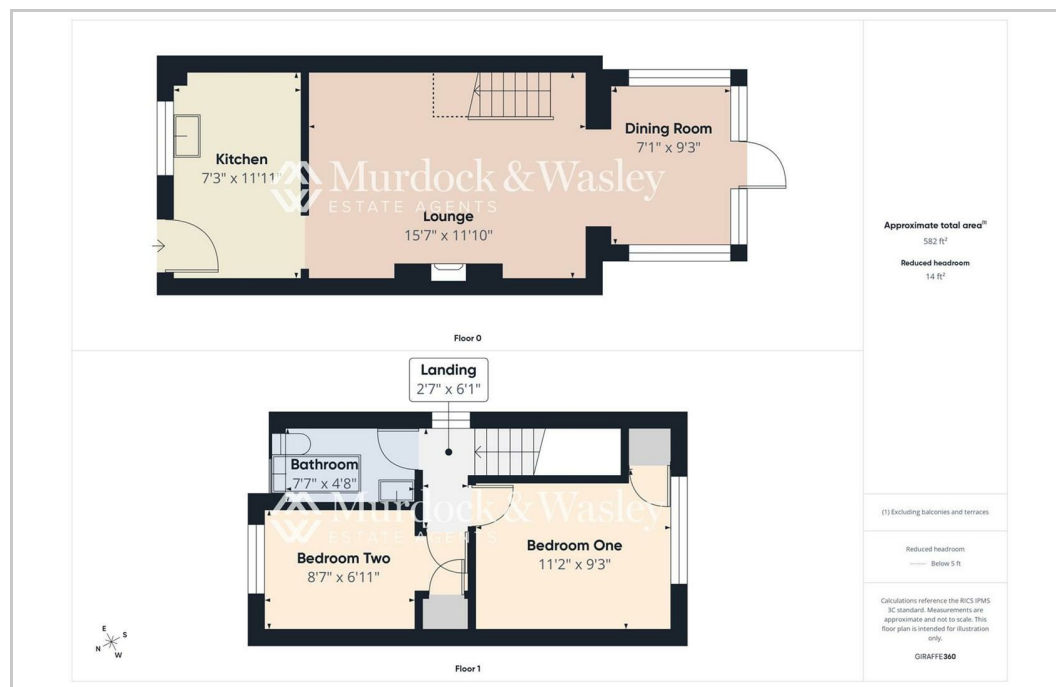
Local Authority

Gloucester City Council.

Council Tax Band: B

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.



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

