



## 20 Parkside Drive

Churchdown, Gloucester, GL3 1HT

**Offers in excess of £400,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this superbly presented and extended three-bedroom semi-detached 1930's home, ideally positioned in a popular location close to local amenities, highly regarded secondary schools, and excellent transport links.

Offered with no onward chain, this turnkey property features stylish and well-proportioned accommodation, including a stunning open-plan kitchen/dining/family area, a convenient utility room, cloakroom, and a separate reception room. To the first floor are three bedrooms and a modern family bathroom.

Externally, the property benefits from a generous enclosed rear garden measuring approximately 300ft, along with a driveway and garage. We anticipate strong interest in this exceptional home and highly recommend an early viewing to avoid disappointment.



### Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, side aspect circular double glazed window, under stairs storage cupboard. Doors lead off:

### Cloakroom

Low level wc, wall mounted wash hand basin with mixer tap over, inset ceiling spotlights, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

### Kitchen/ Diner

Range of base, wall and drawer mounted units, Quartz worksurfaces, sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with built in extractor. Integral dishwasher and fridge/ freezer, space for dining table, breakfast bar with seating, inset ceiling spotlights, two radiators, feature double glazed lantern, rear aspect upvc double glazed window and French doors leading to the garden. Opening to:

### Family Room

Tv point, telephone point, power points, feature media wall with exposed brick walling and inset lighting.

### Utility

Wall mounted cupboards, solid wooden worktop, appliance points, power points, space for washing machine and tumble drier. Vaillant gas fired combination boiler, tiled flooring, side aspect composite double glazed door.

### Lounge

Tv point, power points, radiator, front aspect upvc double glazed bay window.

### Landing

Side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Tv point, power points, radiator, bespoke wall panelling, front aspect upvc double glazed bay window.

### Bedroom Two

Power points, radiator, storage cupboard, access to part boarded loft space, rear aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower off the mains over. Vanity wash hand basin with mixer tap over, low level wc. Heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, front aspect upvc double glazed window.

### Outside

To the front, the property benefits from a tarmac driveway providing ample off-road parking for multiple vehicles, with a wooden gate allowing convenient access to the rear garden.

The rear garden is an impressive, enclosed space of approximately 300ft. It features a patio area, ideal for dining and entertaining, which leads onto a spacious, flat lawn. A delightful pergola creates a serene seating area, surrounded by mature climbing plants, while a brick-built outbuilding offers excellent future potential for a variety of uses. Beyond this, additional garden space extends the outdoor options, making the garden a truly versatile and appealing feature of the property.

The secure garage has been divided into two separate spaces. One is accessible via an up-and-over door at the front, while a UPVC double-glazed door at the rear provides access to the second space, which benefits from power and lighting.

### 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

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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

