



69 Snowdon Gardens

Churchdown, Gloucester, GL3 1JL

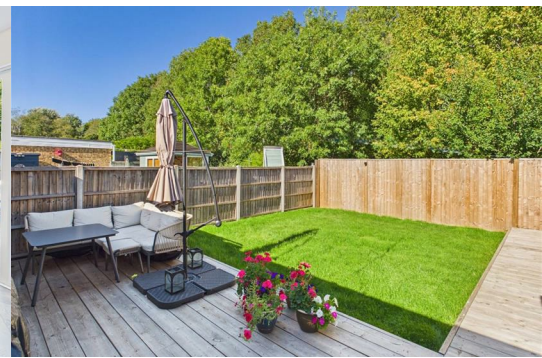
£365,000



Murdock & Wasley Estate Agents are pleased to welcome this beautifully presented three bedroom semi-detached bungalow to the market. Situated in a quiet and sought-after location, the property is ideally positioned for access to both Gloucester and Cheltenham, with excellent transport links and highly regarded schools nearby.

Thoughtfully renovated and updated by the current owners, the property offers stylish and modern accommodation throughout. At the centre of the home is an impressive open plan kitchen and living area, complemented by three bedrooms and a family bathroom.

Externally, the property benefits from a newly landscaped enclosed rear garden, a gravelled driveway providing off-road parking and a garage.



Entrance Hall

Accessed via composite door, power points, radiator, laminate flooring, inset ceiling spotlights, access to loft space. Doors lead off:

Kitchen/Living Area

Range of base, drawer and wall mounted units with feature lighting, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, eye level oven/grill, four ring electric hob with extractor hood over, integral fridge/freezer and dishwasher, space for washing machine and tumble dryer. Two vertical radiators, underfloor heating, inset ceiling spotlights, side aspect upvc double glazed window and rear aspect upvc double glazed French doors leading to the garden.

Bedroom One

Power points, radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, side aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with separate taps over, corner step in shower cubicle with electric shower over, low level wc, vanity wash hand basin with storage below

and mixer tap over. Partly tiled walls, shaver point, heated towel rail, tiled flooring, inset ceiling spotlights, side aspect upvc frosted double glazed window.

Outside

To the front of the property is a gravelled driveway providing off-road parking, complemented by a well-maintained flower bed with a variety of colourful plants and shrubs.

To the side of the property, the garage is accessed via an up-and-over door, with a wooden gate providing access to the rear garden.

At the rear is a generous enclosed garden, mainly laid to lawn with spacious decked areas providing plenty of room for outdoor seating and furniture.

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

Local Authority

Tewkesbury Borough Council.

Council Tax Band: C

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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