Murdock & Wasley
ESTATE AGENTS



9 St. Vincent Way

Churchdown, Gloucester, GL3 1NP

£295,000

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Murdock & Wasley Estate Agents are delighted to welcome this well presented semi-detached home, tucked away at the end of a sought-after cul-de-sac in the popular area of Churchdown. The property offers well-proportioned accommodation, making it an ideal choice for first-time buyers, young families or those looking to take their first step onto the property ladder.

The ground floor comprises an entrance hallway, a comfortable lounge and a kitchen/diner, providing a practical and welcoming living space. Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, together with a driveway situated directly to the side of the property, providing convenient off-road parking.







Entrance Hall
Accessed via upvc double glazed door, power point, radiator, coving, stairs to first floor landing. Door to:

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

Kitchen/Diner
Range of base, drawer and wall mounted units, single sink unit with mixer tap over. Appliance points, power points, space for cooker with extractor hood over, fridge/freezer, dishwasher, washing machine and tumble dryer. Partly tiled walls, cupboard housing to boiler, radiator, coving, rear aspect upvc double glazed window and door leading to the garden.

Landing
Power points, access to loft space, coving. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, coving, two front aspect upvc double glazed windows.

Bedroom Two
Power points, radiator, coving, rear aspect upvc double glazed door.

Bedroom Three
Power points, radiator, coving, rear aspect upvc double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with separate taps over. Fully tiled walls, shaver point, heated towel rail, vinyl flooring, side aspect upvc double glazed window.

Outside
To the front of the property is a driveway providing off-road parking, with gated side access leading to the rear garden. A neatly maintained lawn sits alongside a paved pathway leading to the front entrance, complemented by a gravelled border.

To the rear lies a well-maintained, enclosed garden featuring a paved patio area, ideal for outdoor furniture and alfresco dining, alongside a neatly laid lawn. The garden also benefits from a wooden shed providing useful additional storage, with wooden panel fencing enclosing the boundaries.

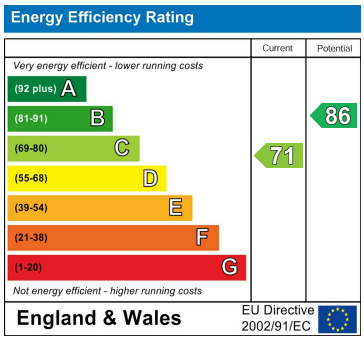
Tenure
Freehold.

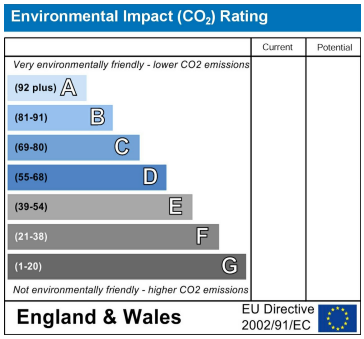
Services
Mains water, drainage, gas and electricity.

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.







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 firms 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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