



45 Acorn Way

Hardwicke, Gloucester, GL2 4AY

Offers in excess of £235,000



Murdock & Wasley Estate Agents are pleased to bring to market this well-presented two-bedroom end-of-terrace home, ideally located with excellent transport links.

The property offers generously proportioned accommodation, including a lounge/diner and two double bedrooms. Outside, you'll find a beautifully maintained lawned garden, a garage, and off-road parking. An ideal purchase for first-time buyers or investors, early viewing is highly recommended.



Entrance Hall

Accessed via upvc double glazed composite door, power points, telephone point, laminate flooring, stairs to first floor landing. Opening to:

Cloakroom

Low level wc, vanity wash hand basin with storage below and mixer tap over, radiator, front aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over, space for dishwasher, washing machine and fridge/ freezer. Front aspect upvc double glazed window.

Lounge/ Diner

Tv point, telephone point, power points, two radiators, space for dining table, storage cupboard, laminate flooring, rear aspect upvc double glazed French doors leading to the garden.

Landing

Access to loft space, inset ceiling spotlights. Doors lead off:

Bedroom

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

Bedroom

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains

over, low level wc, vanity wash hand basin with mixer tap over and storage below. Heated towel rail, partly tiled walls, tiled flooring.

Outside

To the front of the property, a flagstone pathway leads to the front door, flanked by gravelled borders and enclosed by a low level mature hedge.

To the side, a tarmac driveway offers off-road parking and leads to a single garage, complete with an up-and-over door, power, lighting, and a rear personnel door for convenient access.

The rear garden features a flagstone patio, perfect for outdoor seating, which opens out onto a well-maintained lawn. The space is fully enclosed with wooden panel fencing, and a rear gate provides handy access via a shared pathway with neighbouring properties.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Stroud District 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(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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