



14 Brookside Villas, Armscroft

Coronation Grove, Gloucester, GL2 0SS

£360,000



Murdock & Wasley Estate Agents proudly present this exceptional extended semi-detached home, ideally suited for family living. Situated in the desirable Armscroft area of Gloucester, the property offers a fantastic open outlook and is conveniently within walking distance of Gloucester Royal Hospital.

The ground floor features an entrance hallway, lounge, dining room, kitchen, utility room, and a cloakroom. Upstairs, you'll find three bedrooms, a loft room and a bathroom, providing ample and comfortable accommodation for the whole family.



Entrance Hall

Accessed via upvc double glazed door. Power point, radiator, wooden door to under stairs storage, stairs to first floor landing. Doors lead off:

Lounge

Television point, data point, power point, radiator, front aspect upvc double glazed bay window.

Dining Room

Power point, radiator, space for dining table, opening leads off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, eye level oven/ grill, four ring gas hob and extractor hood over, integrated fridge, breakfast bar, laminate flooring, radiator, inset ceiling spotlights, rear aspect upvc double glazed window and side aspect upvc double glazed door leading to garden.

Utility

Laminate worksurfaces, appliance points, power points, space for under counter fridge, freezer, dishwasher and washing machine. Gas fired combination boiler, side aspect upvc double glazed window. Door leads off:

Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with taps over, side aspect frosted upvc double glazed window.

Landing

Side aspect frosted upvc double glazed window, stairs to loft room. Door leads off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Power points, radiator, wooden door to over stairs wardrobe, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower and taps over, pedestal wash hand basin with taps over, radiator, door to airing cupboard, rear aspect frosted upvc double glazed window.

Cloakroom

Suite comprising low level wc

Loft Room

Power points, radiator, one velux window, over stairs wardrobe, doors to eaves storage, side aspect upvc double glazed window.

Outside

To the front of the property there is a resin driveway providing off road parking for at least three vehicles enclosed by hedgerow and a low level wall.

To the rear of the property there is a private enclosed garden mainly laid to lawn enclosed by hedgerow.

Garage

Electric door with power and lighting,

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

Local Authority

Gloucester City 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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