



## Rivendell Farm Lane

Shurdington, Cheltenham, GL51 4XL

**Guide price £595,000**



For Sale with No Onward Chain

Murdock and Wasley are proud to present this three bedroom, semi detached home in the popular area of Shurdington. The property comprises of three reception rooms, kitchen, Utility and WC on the ground floor, with three bedrooms, bathroom and shower room on the first floor.

With spacious living accommodation throughout this property is the perfect family home, it also boasts the opportunity for further development with planning permission granted for a loft conversion.

This home also features a brand new Air Pump Heating system including new pipework and radiators throughout, as well as Solar Panels, a 200ft South Facing rear garden and outbuildings with power and heating.





### Entrance Hall

Accessed via wooden door, tiled flooring, radiators, stairs leading to first floor, doors leading to Utility Room, Kitchen, Lounge and Sitting Room, Round Stained glass Window.

### Utility Room

Powerpoints, Radiator, Space for washing machine, tumble drier, fridge, sink with drainer unit, two double glazed UPVC windows with front and side aspect.

### Kitchen

Range of base, drawer and wall mounted cupboards, Ceramic sink unit with dual tap over. Appliance points, power points, space for Dishwasher, Radiator, Partly tiled walls, UPVC double glazed window.

### Lounge

Power Points, two circular windows, double doors leading into Sitting Room, radiator, Log burner.

### Sitting Room

Double doors leading from Lounge, UPVC doors leading to conservatory, UPVC wooden door leading through to conservatory, radiator, Powerpoints, velux sky light.

### Conservatory

Orangery roof, Double glazed UPVC doors leading to garden, power points, door leading to WC.

### WC

Low level WC, Ceramic Sink Unit.

### Bedroom 1

Radiator, Powerpoints, built in Wardrobes, UPVC Double glazed window.

### Bedroom 2

Powerpoints, radiator, Vanity sink unit with dual taps and storage underneath, UPVC Double glazed window.

### Bedroom 3

Powerpoints, two UPVC Double Glazed windows, radiators, space to be used separately from bedroom as walk in wardrobe/office/snug area.

### Bathroom

Partly tiled walls, radiator, low level WC, vanity wash hand basin with dual taps over, panelled bath with shower attachment overhead, UPVC Double glazed window.

### Shower Room

Tiled Walls, single shower cubicle.

### Outside

The garden is split into several separate areas consisting of seating areas, patios, turf as well as several outbuildings, and can be used in a variety of ways.

The garden is south facing and also boasts two outbuildings both with heating and electricity, at the rear of the garden you will also find a large outbuilding perfect for storage.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity. Air pump heating. Solar Panels.

### Local Authority

Tewkesbury Council  
Council tax Band D

### 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		92
(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 <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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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

