



## 33 Astor Close

Brockworth, Gloucester, GL3 4AS

**Offers over £180,000**



Murdock and Wasley are proud to present this beautifully presented two double bedroom ground floor maisonette, offering a rare combination of generous internal accommodation, private outdoor space, and allocated parking. This home is ideal for first time buyers or anyone looking to downsize.

Accessed via its own private entrance, the property provides a strong sense of independence and privacy, more akin to a small house than a traditional apartment. Internally, the home offers two well-proportioned double bedrooms, a spacious and inviting living area ideal for both relaxing and entertaining, a well-appointed kitchen, and a modern bathroom.

A standout feature of the property is the private rear garden, providing a wonderful extension of the living space and the perfect setting for outdoor dining, entertaining, or simply enjoying the warmer months. The property also benefits from one allocated parking space, ensuring convenient off-road parking.



### Entrance Hall

Accessed via double glazed double upvc door, LVT flooring, radiator, doors leading to:

### Lounge

Power points, Tv Point, LVT flooring, radiator, inset ceiling spotlights, rear aspect upvc french doors leading to garden.

### Kitchen

Range of wall, base and drawer mounted units, roll top work surfaces, sink unit with drainer and mixer tap over. Appliance points, power points, eye level oven/grill, four ring electric hob with extractor hood over. Space for fridge freezer and washing machine, radiator, inset ceiling spotlights, partly tiled walls, rear aspect upvc double glazed window.

### Bedroom One

Power points, Tv point, radiator, inset ceiling spotlights, LVT flooring, front aspect upvc double glazed window

### Bedroom Two

Power points, Tv point, radiator, inset ceiling spotlights, LVT flooring, front aspect upvc double glazed window

### Bathroom

Suite comprising of panelled bath with mixer taps and shower off the mains over, low level WC, hand wash basin with mixer taps over and storage below, heated towel rail, partly tiled walls, side aspect upvc double glazed frosted window

### Outside

The front of the property offers a driveway providing off road parking.

To the rear of the property, the enclosed garden is well

maintained and thoughtfully arranged, designed to provide a perfect balance of relaxation and practicality. Immediately from the property is a contemporary decked seating area, stepping down onto a level lawn with decorate stone pathway alongside, to the rear of the garden there is a raised decking area with pergola, offering a further seating area, perfect for outdoor dining or entertaining.

There is a wooden gate which offers side access to the driveway and in built storage to the side of the property.

### Tenure

Leasehold - Share of Freehold

25% share of freehold

Lease Length circa 933 years

### Services

Mains gas, water, electricity and drainage.

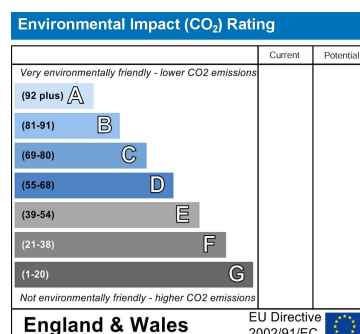
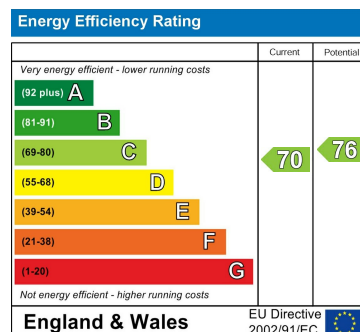
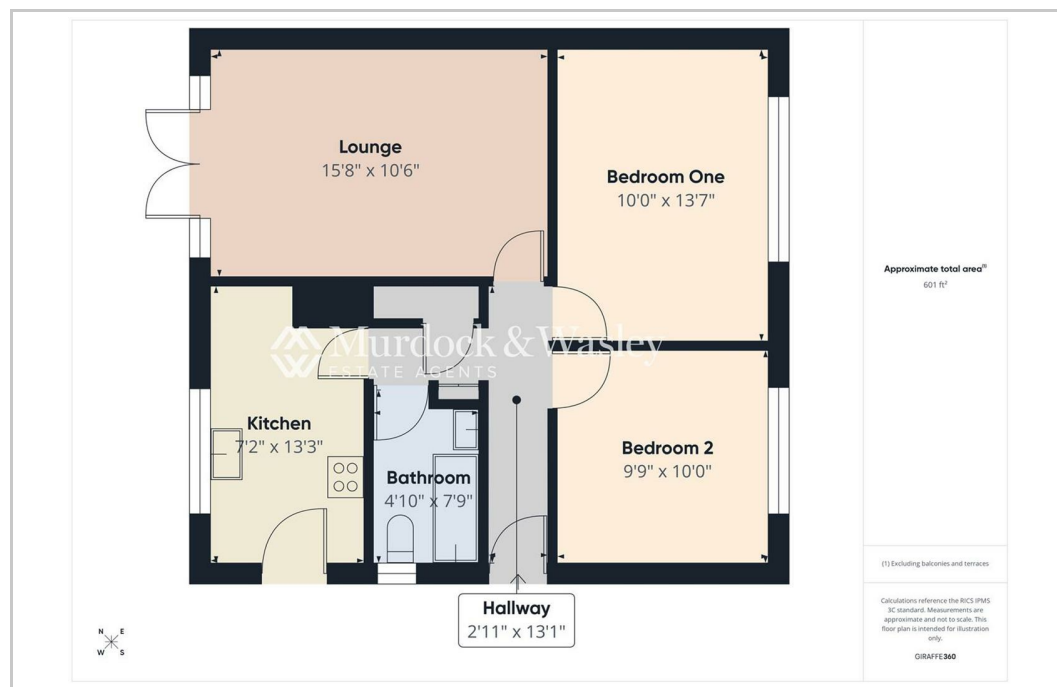
### Local Authority

Tewkesbury Borough Council:

Council Tax Band A

### 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.



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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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