



## 72 Brambling Way

Hardwicke, Gloucester, GL2 4DS

**Offers in excess of £300,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this superbly presented three bedroom semi-detached house situated in a popular location with fantastic transport links.

Built by David Wilson Homes in 2021, this home features beautifully designed and spacious accommodation, including a modern kitchen/diner and a master bedroom with an en-suite. It also offers an enclosed rear garden, garage, and a generously sized driveway.

Perfect for families, professionals, and investors alike. Don't miss out— schedule your viewing today!



### Entrance Hall

Accessed via composite double glazed door, power points, telephone point, radiator, laminate flooring. Door to:

### Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, radiator, laminate flooring.

### Lounge 14'9" x 12'1" (4.50m x 3.70m)

Tv point, telephone point, power points, two radiators, laminate flooring, understairs storage cupboard, front aspect upvc double glazed window.

### Inner Hallway

Stairs to first floor landing, radiator. Door to:

### Kitchen/ Diner 10'9" x 15'7" (3.30m x 4.75m)

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. Integral fridge/ freezer, washing machine and dishwasher. Space for dining table, Ideal gas fired boiler, partly tiled walls, radiator, laminate flooring, rear aspect upvc double glazed window and French doors leading to the garden.

### Landing

Power points, radiator, access to loft space, wooden door to airing cupboard. Doors lead off:

### Master Bedroom 10'7" x 10'9" (3.25m x 3.29m)

Power points, radiator, two rear aspect upvc double glazed windows. Door to:

### En-Suite 6'11" x 4'5" (2.12m x 1.37m)

Suite comprising step in double shower cubicle with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, shaver point, vinyl flooring, vanity mirror with storage.

### Bedroom Two 12'6" x 8'2" (3.83m x 2.49m)

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

### Bedroom Three 7'5" x 7'1" (2.27m x 2.18m)

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

### Bathroom 5'11" x 7'1" (1.82m x 2.16m)

Suite comprising panelled bath with shower off the mains, low level wc, pedestal wash hand basin with mixer tap over. Heated towel rail, vinyl flooring.

### Outside

Steps lead up to the front covered porch with mature flower and shrubs to the side.

To the side of the property there is a tarmac driveway that provides off road parking for multiple vehicles, this leads to the garage which is accessed via an up 'n' over door and benefits from power and lighting.

To the rear of the property, there is an enclosed garden. It features a patio, ideal for setting up a table and chairs. This leads to a flat lawn with another patio area, perfect for entertaining guests. The garden is equipped with an outside tap, security lighting, power points and a side gate providing access to the driveway.

### Tenure & Charges

Freehold

Estate Management Fee: circa £75 per annum

### Local Authority

Stroud District Council

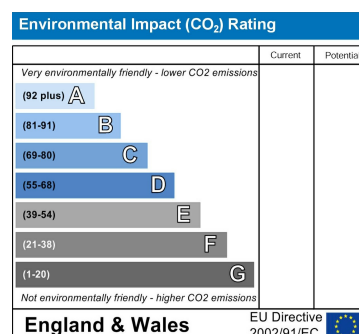
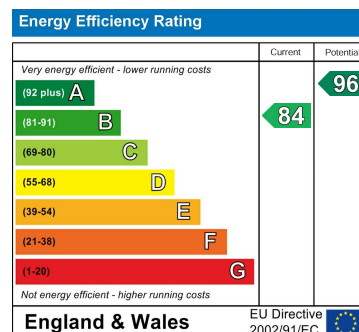
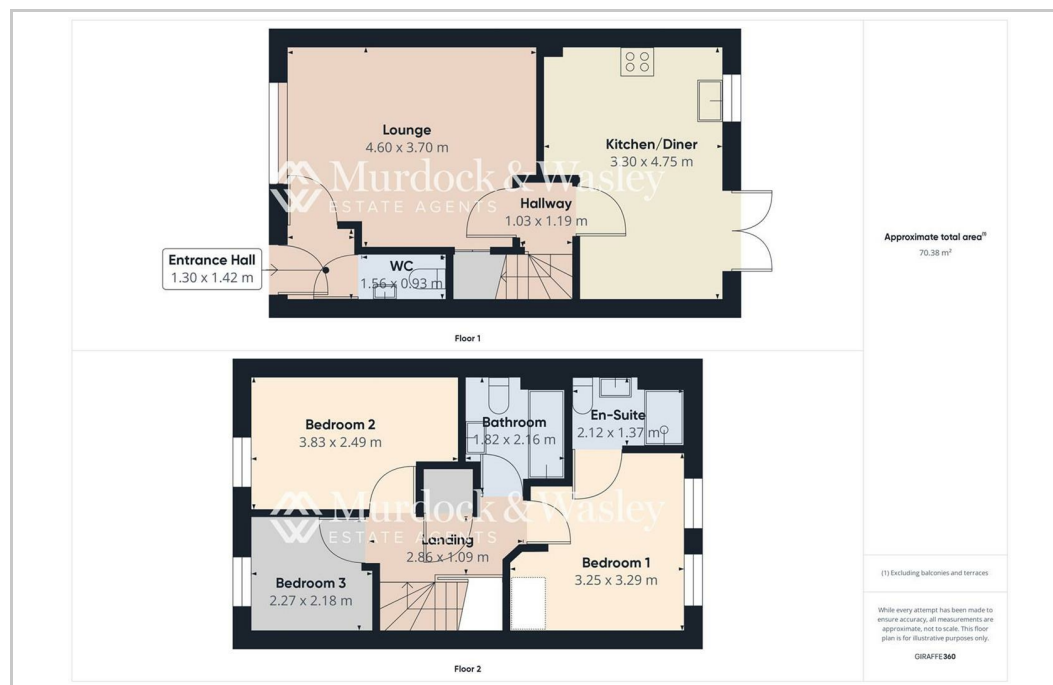
Council Tax Band: C

### Services

Mains water, gas, electricity and drainage.

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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