



284 Innsworth Lane

Gloucester, GL3 1ED

£265,000



Murdock & Wasley Estate Agents are pleased to introduce this three bedroom semi-detached house to the market. Situated in a tucked-away position just off Innsworth Lane, the property enjoys a convenient location with excellent access to Gloucester City Centre, Cheltenham and the M5, as well as a range of local amenities and highly regarded schools.

Offered with no onward chain, the property provides well-proportioned accommodation throughout, featuring two separate reception rooms and a kitchen, providing versatile living space. Upstairs, there are three well-proportioned bedrooms, complemented by a family bathroom and separate wc.

Externally, the property benefits from an enclosed rear garden, along with two allocated parking spaces.



Entrance Hall

Accessed via upvc double glazed door, radiator, power points, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker, fridge/freezer, four ring electric hob with extractor hood over, space for washing machine. Radiator, Ideal boiler, partly tiled walls, tiled flooring, side aspect upvc door and front aspect upvc double glazed window. Opening to:

Dining Room

Power points, radiator, picture rail, tiled flooring, rear aspect upvc double glazed window.

Lounge

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

Landing

Access to loft space, door to airing cupboard. Doors lead off:

Bedroom One

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

Bedroom Two

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

Bedroom Three

Power points, radiator, overstairs storage cupboard, front aspect upvc double glazed window.

Bathroom

Panelled bath with electric shower over, vanity wash hand basin with mixer tap over and storage below, partly tiled walls, radiator, side aspect upvc frosted double glazed window.

WC

Low level wc, side aspect upvc frosted double glazed window.

Lean To

Brick-built lean-to comprising a store and small workshop, equipped with power and lighting.

Outside

To the front of the property, a pathway leads to the front door, with a flat laid lawn alongside. The property also benefits from two allocated parking spaces positioned directly in front.

To the rear of the property is a spacious, enclosed garden, mainly laid to lawn with a paved pathway and patio area to the side, suitable for outdoor furniture.

Tenure

Freehold.

Services

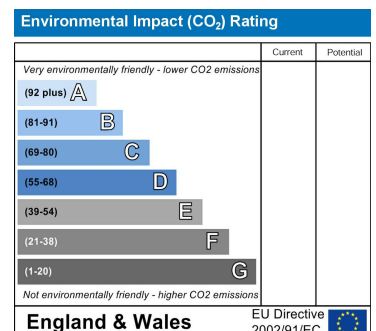
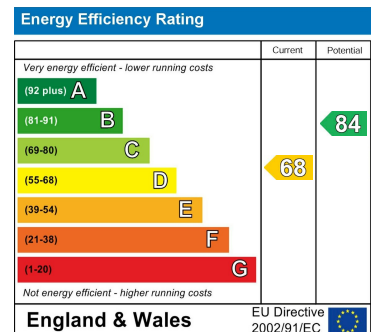
Mains, water, gas and drainage.

Local Authority

Tewkesbury Borough 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.



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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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