



## 10 Sudgrove Park

Abbeymead, GL4 4XS

**£315,000**



Murdock & Wasley Estate Agents are delighted to offer to the open market this beautifully presented three-bedroom end-of-terrace home, set on a generous corner plot. The property provides bright, modern accommodation arranged over two floors, is well maintained throughout, and benefits from a spacious driveway offering parking for multiple vehicles.





### Entrance Hall

Accessed via composite double glazed door, power points, radiator, stairs to first floor landing. Door to:

### Lounge

Tv point, power points, radiator, bespoke understairs storage cupboards, wall panelling, front aspect upvc double glazed window. Opening to:

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, double oven/ grill with four ring gas hob and extractor hood over. Space for fridge/ freezer, washing machine, dishwasher and dining table. Breakfast bar, radiator, Vaillant gas fired combination boiler, wall panelling, coving, rear aspect upvc double glazed window and French doors leading to the garden.

### Landing

Access to loft space with drop down ladder, wooden door to airing cupboard. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, wooden door storage cupboard, dado rail, front aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, vanity unit with concealed wc and wash hand basin. Heated towel rail, partly tiled walls, tiled flooring, vinyl flooring, side aspect upvc double glazed window.

### Outside

To the front of the property is a spacious gravelled driveway providing off-road parking for multiple vehicles. A wooden gate to the side offers convenient access to the rear garden.

To the rear is an enclosed garden featuring a gravelled patio area, ideal for outdoor dining, which leads onto a generous flat lawn perfect for children's play or relaxation.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

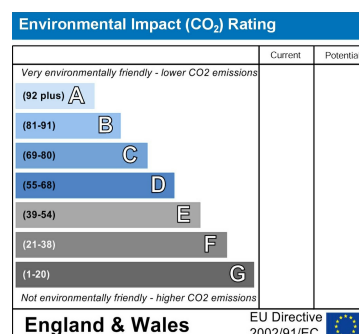
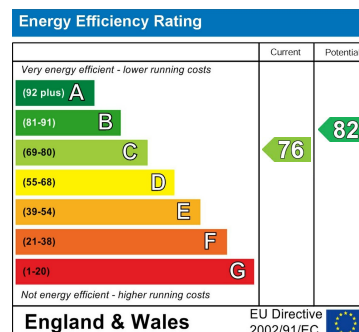
### Local Authority

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.



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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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

