



26 Phillimore Gardens

Frampton On Severn, Gloucester, GL2 7HN

£269,500



Murdock & Wasley Estate Agents are delighted to welcome to the open market this three bedroom, end of terrace house situated in a popular and sought after village location with no onward chain. Boasting spacious accommodation with two reception rooms and a large enclosed rear garden, we highly advise and early viewing to avoid disappointment.



Entrance Hall

Accessed via upvc frosted double glazed door, laminate flooring, stairs to first floor landing, door to:

Kitchen 13'10" x 10'3" (4.22 x 3.14)

Range of base, wall and drawer mounted units, roll edge worktops, one and a half bowl single drainer sink unit with a mixer tap over. Space for cooker, dishwasher, fridge/ freezer and breakfast table. Appliance points, power points, partly tiled walls, tiled flooring, telephone point, radiator, coving, rear aspect upvc double glazed window and door to garden. Door to:

Utility Room

Space and plumbing for washing machine, tumble drier and tall fridge/ freezer, oil fired boiler, appliance points, power points, tiled flooring, front aspect upvc double glazed window.

Dining Room 11'9" x 10'7" (3.60m x 3.23m)

Power points, radiator, laminate flooring, rear aspect upvc double glazed window and door leading to the garden. Opening through to:

Lounge 10'4" x 9'1" (3.15m x 2.79m)

Tv point, telephone point, power points, radiator, laminate flooring, coving, front aspect upvc double glazed window.

Landing

Access to part boarded and insulated loft space, wooden door to airing cupboard housing the water cylinder and slatted shelving. Doors to all rooms:

Bedroom 1 10'8" x 12'3" (3.27m x 3.74m)

Tv point, power points, radiator, wooden door to built in wardrobe, front aspect upvc double glazed window.

Bedroom 2 12'3" x 9'3" (3.74m x 2.83m)

Tv point, power points, radiator, wooden door to built in wardrobe, front aspect upvc double glazed window.

Bedroom 3 11'8" (max) x 7'2" x 10'5" (3.56m (max) x 2.20m x 3.18m)

Power points, radiator, wooden door to built in wardrobe, rear aspect upvc double glazed window.

Bathroom

Suite comprising step in shower cubicle with electric shower, panelled bath, pedestal wash hand basin with separate taps over, vinyl flooring, rear aspect upvc double glazed frosted window.

WC

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

Outside

The front is neatly laid to block paving with gravel and mature flower bed borders.

To the side is a pathway to the rear and a oil tank for the heating system, surrounded by wooden picket fencing.

To the rear there is a patio area suitable for table and chairs which leads onto a flat lawn with mature flower borders and shrubs. The rear garden also boasts a wooden shed, bin store and outside tap.

Tenure

Freehold

Local Authority

Stroud District Council
Council Tax Band: B

Services

Mains water, electric 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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