



## 78 Guan Road

Brockworth, Gloucester, GL3 4WG

**£320,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home, built in 2019, and ideally situated close to a range of local amenities and excellent transport links.

The property offers spacious and modern accommodation throughout, comprising a contemporary fitted kitchen/diner, a bright lounge to the rear with access to the garden, and a convenient cloakroom on the ground floor. Upstairs, there are three well-proportioned bedrooms, with the two larger bedrooms benefiting from built-in wardrobes, along with an en-suite to the master bedroom and a modern family bathroom.

Externally, the home enjoys a low-maintenance south east-facing rear garden, perfect for relaxing and making the most of the sunshine throughout the day. The property further benefits from a spacious garage and off-road parking, providing excellent practicality.



### Entrance Hall

Accessed via upvc double glazed door, laminate flooring, wall mounted radiator, stairs to landing. Doors lead off:

### Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, front aspect frosted upvc double glazed window.

### Kitchen / Dining Area

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral oven/grill, four ring induction hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher. Space for dining table. Partly tiled walls, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window. Door to under stairs storage. Doors lead off:

### Lounge

Television point, data point, power points, wall mounted radiator, rear aspect upvc double glazed french door leading to the garden.

### Landing

Power points, access to loft via hatch. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, custom wall panelling, built in wardrobes, rear aspect upvc double glazed window. Door leads off:

### Ensuite

### Bedroom Two

Power points, wall mounted radiator, custom wall panelling, built in wardrobe, front aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, side aspect frosted upvc double glazed window.

### Garage

Accessed via up'n'over door.

### Outside

To the front of the property steps lead to the front door surrounded by mature shrubs.

To the rear of the property a garden patio leads down to a garden laid to lawn whilst enclosed by wooden fencing. Raised wooden decking down the side of the property provides space for garden furniture. A wooden garden provides rear access to the garage and parking.

### Tenure

Freehold

### Local Authority

Tewkesbury Borough 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

