



## 37 Gauntlet Road

Brockworth, Gloucester, GL3 4EB

**£275,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this well-presented property, ideally located on Gauntlet Road in the ever-popular Coopers Edge development.

The ground floor accommodation comprises an entrance hallway, cloakroom, kitchen/diner, and lounge. Upstairs, the property offers three bedrooms (two doubles and one single), including a principal bedroom with en-suite, alongside a main family bathroom.

Externally, the home benefits from an enclosed and generously sized rear garden, with one allocated parking space positioned directly to the front.



### Entrance Hallway

Approached via a UPVC double glazed front door, the entrance hall features a radiator, power points, central heating thermostat, and a storage cupboard. Stairs lead to the first floor, with doors providing access to the cloakroom, kitchen/diner, and lounge.

### Cloakroom

Upvc frosted double glazed window to the front, low-level WC and pedestal wash hand basin, radiator, and towel rail.

### Kitchen/Diner

Upvc double glazed window to the front, fitted with eye and base level units with roll-edge work surfaces, sink/drain, electric oven with electric hob and extractor hood, integral fridge/freezer, and plumbing for a washing machine. Additional features include a cupboard housing the combination boiler, partly tiled walls, recessed downlights, and radiator.

### Lounge

Upvc double glazed windows and doors to the rear, television point, radiator, power points, and under-stairs storage cupboard.

### First Floor Landing

Access to loft via hatch, power points, airing cupboard, doors to all rooms.

### Bedroom 1

Upvc double glazed windows to the front, radiator, power points, built-in wardrobe, and door leading to:

### En-Suite

Shower cubicle, low-level WC and pedestal wash hand basin, radiator, towel rail, recessed downlight, partly tiled walls, and shaver point.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3

Upvc double glazed windows to front, radiator, power points.

### Bathroom

Upvc frosted double glazed windows to the rear, panelled bath with shower over, low-level WC and pedestal wash hand basin, radiator, and partly tiled walls.

### Rear Garden

An enclosed garden, partly paved and partly laid to lawn, with a raised decking area and gated rear access.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      |           |
| (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

