



6 Harris Close

Churchdown, Gloucester, GL3 2NQ

£235,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantastic opportunity to purchase this two bedroom terraced house situated in a sought after location close to local amenities and fantastic transport links.

Offered to the market with no onward chain, this property boasts a newly installed kitchen and gas fired combination boiler as well as having a beautiful enclosed garden and off road parking for two vehicles.

We highly advise an early viewing to avoid disappointment!



Entrance Hall

Accessed via composite double glazed door, LVT flooring. Door to:

Lounge

Tv point, telephone point, power points, radiator, stairs to first floor landing, front aspect upvc double glazed window. Door to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring induction hob and extractor hood over, space for washing machine, fridge/ freezer and tumbler drier. Gas fired combination boiler, partly tiled walls, tiled flooring, rear aspect upvc double glazed window and door to garden.

Landing

Doors lead off:

Bedroom One

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

Bedroom Two

Power points, radiator, built in wardrobe with mirror fronted doors, over stairs cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin. Heated towel rail, inset ceiling spotlights, partly tiled walls.

Outside

To the side of the property is a tarmac driveway which provides off road parking for two vehicles.

The rear garden offers a low-maintenance outdoor space with a paved patio and decorative gravel area. It features mature shrubs and planted borders, along with plenty of room for outdoor seating and entertaining. Timber fencing provides privacy on both sides, creating a practical and secluded space to relax and enjoy.

Tenure

Freehold

Services

Mains water, gas, electricity 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(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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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