Murdock & Wasley
ESTATE AGENTS

52 Estcourt Close

Gloucester, GL1 3LT

Offers in excess of £275,000

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Murdock & Wasley Estate Agents are delighted to offer this modern two-bedroom semi-detached home, constructed by Miller Homes in 2019. Boasting a high-quality finish throughout, the property features an enclosed rear garden, generous off-road parking for up to four vehicles, and is ideally positioned in a popular and convenient location.

Perfect for first-time buyers or those looking for a stylish family home, this property must be viewed to be fully appreciated!

Entrance Hall
Accessed via composite door, power points, radiator, LVT flooring, stairs to first floor landing. Doors to:

Cloakroom
Low level wc, pedestal wash hand basin, radiator, inset ceiling spotlights, LVT flooring, front aspect upvc double glazed window.

Kitchen
Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl stainless steel sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integral washing machine, dishwasher and fridge/ freezer, inset ceiling spotlights, front aspect upvc double glazed window.

Lounge/ Diner
Tv point, telephone point, power points, surround sound speakers, two radiators, built in storage cupboard, space for dining table, rear aspect upvc double glazed French doors.

Landing
Access to loft space, side aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, radiator, bespoke wooden wall panelling, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, wooden door to storage cupboard with gas fired combination boiler, two front aspect upvc doubled glazed windows.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, wall mounted wash hand basin with mixer tap over. Heated towel rail, vanity mirror, partly tiled walls, inset ceiling spotlights.

Outside
To the front of the property there is a tarmacadam driveway suitable for the off road parking of 4 vehicles. A flagstone path provides access to the front covered porch where mature flower beds and a flat lawn can be found to either side.

A wooden gate provides side access from the front to the rear garden.

The rear garden is fully enclosed by wooden panelled fencing and has a patio suitable for entertaining which steps onto a fat lawn where there is also a garden shed.

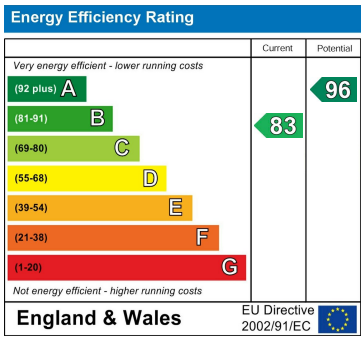
Tenure
Freehold

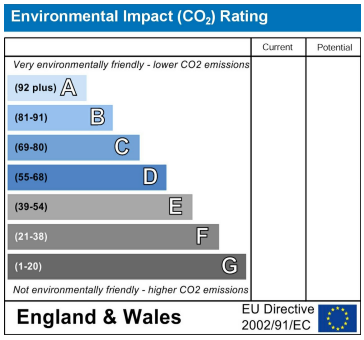
Agents Note
We are advised that there is yearly maintenance charge of £180 per annum for the upkeep of the communal common areas.

Services
Mains water, gas, electricity and drainage.

Local Authority
Gloucester County Council
Council Tax 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.





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