



## 12 Fairford Way

Gloucester, GL4 4AY

**Offers in excess of £255,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this well presented and extended three bedroom semi-detached home, perfectly positioned in a quiet and sought-after cul-de-sac location.

The living accommodation comprises of: Entrance porch, hallway, lounge/diner, kitchen, utility & ground floor shower room.

Upstairs are three bedrooms & bathroom. Outside to the rear is an enclosed garden with driveway to front.



### Entrance Porch 8'0 x 5'5 (2.44m x 1.65m)

Approached via Upvc double glazed front door, Upvc double glazed windows to side, door through to:

### Entrance Hallway 13'11 x 6'3 (4.24m x 1.91m)

Accessed via door, stairs leading to first floor, radiator, power point, storage cupboard, doors to lounge/diner & kitchen.

### Lounge/Diner 23'0 x 9'9 (7.01m x 2.97m)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, laminate flooring, radiator, power points.

### Kitchen 9'1 x 7'0 (2.77m x 2.13m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, space for appliances, partly tiled walls, tiled flooring, under stairs storage cupboard, door to:

### Utility 11'0 x 6'3 (3.35m x 1.91m)

Upvc double glazed window & door to rear, base level units with roll edge work tops, sink/drainer, plumbing & space for washing machine, tumble dryer & fridge/freezer. tiled flooring, radiator. Door to:

### Ground Floor Shower Room 10'1 x 6'1 (3.07m x 1.85m)

Upvc frosted double glazed windows to front, walk in shower, low level wc & pedestal wash hand basin, tiled walls.

### First Floor Landing 9'3 x 6'5 (2.82m x 1.96m)

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all bedrooms & bathroom.

### Bedroom 1 12'5 x 11'10 (3.78m x 3.61m)

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

### Bedroom 2 10'10 x 9'0 (3.30m x 2.74m)

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



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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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