Murdock & Wasley
ESTATE AGENTS

6 Lea Walk

Hucclecote, Gloucester, GL3 3AE

£290,000

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We are delighted to welcome to the market this wonderfully presented three-bedroom end terrace home, perfectly suited for first-time buyers and ideally positioned within a highly sought-after location close to excellent local amenities.
The property offers well-maintained and spacious accommodation throughout, comprising an entrance hallway, cloakroom, a modern fitted kitchen/diner, and a comfortable lounge.
Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom.
Externally, the home benefits from a private enclosed rear garden, ideal for relaxing or entertaining, with direct access to the garage.
Further advantages include off-road parking located directly in front of the garage.

Entrance Hallway
Approached via double glazed front door, radiator, doors to cloakroom & lounge.

Cloakroom
Low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Lounge
Upvc double glazed windows to front & two Upvc double glazed windows to side, television point, radiator, power points, laminate flooring, stairs leading to first floor with under stairs storage space. Door through too:

Open Plan Kitchen/Diner
Upvc double glazed windows to side & rear, Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, built in electric oven with induction hob & hood, built in fridge/freezer, space for further appliances, tiled flooring, partly tiled walls.

First Floor Landing
Access to loft via hatch, cupboard housing combination boiler, power points, doors to all rooms.

Bedroom 1
Upvc double glazed windows to both side & rear, radiator, power points, door too:

En-Suite
Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Bedroom 2
Upvc double glazed windows to side & front, radiator, power points.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bathroom
Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

Rear Garden
An enclosed area which is partly paved, mainly laid to artificial lawn. Gated side access. Door too:

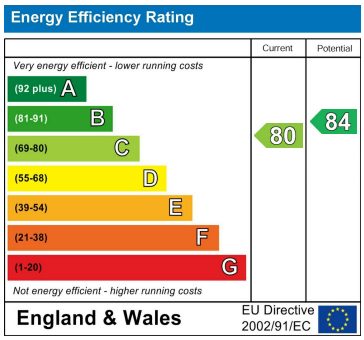
Garage
Up & over located under a coach house.

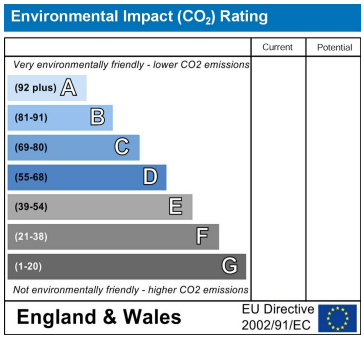
Tenure
The House is freehold. The garage will be on a leasehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Tewkesbury Borough Council- 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.





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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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