



## 20 Munsley Grove

Matson, Gloucester, GL4 6LN

**Offers in excess of £255,000**



Murdock & Wasley Estate Agents are delighted to bring to the open market this extended three-bedroom semi-detached home, tucked away within a quiet cul-de-sac in a popular and convenient location.

Offered for sale with no onward chain, the property provides well-proportioned and versatile accommodation. The ground floor features an extended open-plan kitchen/dining area which opens into a study/playroom, alongside a separate lounge. Upstairs, there are three bedrooms.

Externally, the property benefits from an enclosed rear garden incorporating a home office/bar, while to the front there is a private driveway providing off-road parking.



### Entrance Hall

Accessed via composite door, radiator, tiled flooring, coving, stairs to first floor landing, understairs storage cupboard. Doors lead off:

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, four ring induction hob with extractor hood over. Integral fridge/ freezer, washing machine and dishwasher. Breakfast bar, space for dining table, Ideal gas fired combination boiler, tiled flooring, storage cupboard, rear aspect upvc double glazed window. Opening to:

### Play Room/ Study

Power points, tiled flooring, rear aspect upvc double glazed window and side aspect upvc French doors leading to the garden.

### Lounge

Tv point, telephone point, power points, wall mounted radiator, front aspect upvc double glazed window.

### Landing

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

### Bedroom One

Power points, radiator, built in wardrobes with mirror fronted doors, storage cupboard, rear aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath with shower off the mains over, vanity unit with concealed wc and wash hand basin. Heated towel rail, partly tiled walls, inset ceiling spotlights, vinyl flooring, rear aspect upvc double glazed window.

### Outside

To the front of the property is a tarmac driveway providing off-road parking. A wooden gate offers convenient side access to the rear garden.

The rear garden is fully enclosed and features a flagstone patio, ideal for outdoor dining and entertaining, which leads onto a level lawn with a:

### Home Office/ Games Room

Accessed via upvc double glazed doors, power points.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: A

### Services

Mains water, gas, electricity and drainage.

### 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.



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

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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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