



## 9 Raleigh Close

Churchdown, Gloucester, GL3 1NT

**Offers in excess of £160,000**



Murdock & Wasley Estate Agents are delighted to offer this well-presented first-floor maisonette, located on the ever-popular Raleigh Close in Churchdown. The property boasts a light and spacious lounge/diner, a modern fitted kitchen, a stylish bathroom, and a generously sized bedroom. Further benefits include off-road parking for one vehicle and being offered with no onward chain, making it an ideal purchase for first-time buyers or investors.



## Entrance Hall

Accessed via upvc double glazed door, stairs lead off:

## Lounge / Diner

Television points, data points, power points, wall mounted storage heater, space for dining table, front aspect upvc double glazed window. Door leads off:

## Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring hob, space for microwave, fridge and dishwasher, rear aspect upvc double glazed window.

## Bedroom

Power points, wall mounted storage heater, built in wardrobes, rear aspect upvc double glazed window.

## Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with taps and shower over, tiled walls, tiled flooring.

## Outside

To the front of the property a drive laid to decorative stone and flagstone slabs provides parking for one vehicle.

## Tenure & Charges

Leasehold.

Lease Length: 999 Years from 1st January 1980

Ground rent of a peppercorn.

## Services

Mains water, electricity & drainage.

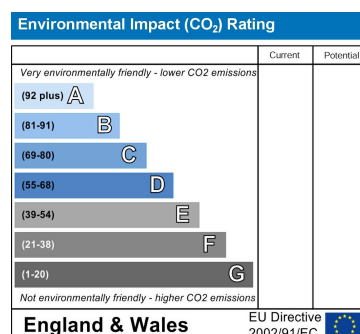
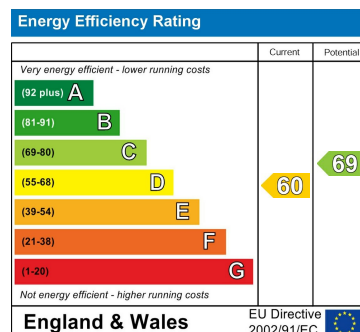
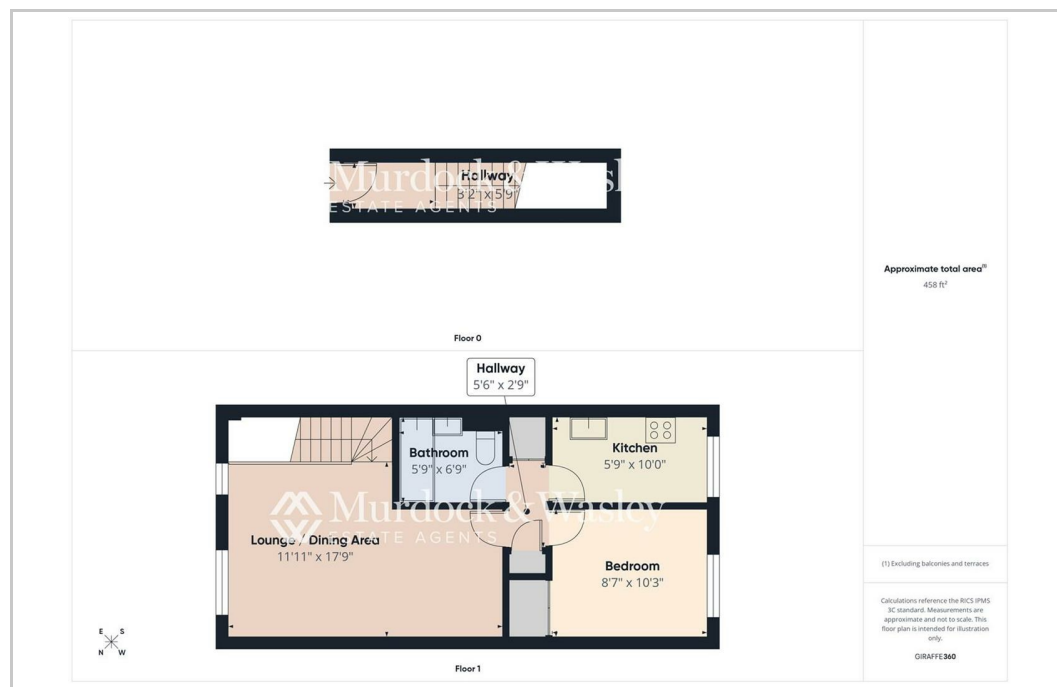
## Local Authority

Tewkesbury Borough Council

Tax Band: A

## 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.



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

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

