



64 Catherine Place

Longford, Gloucester, GL2 9FD

£340,000



Murdock & Wasley Estate Agents are pleased to present to the open market this superbly presented three-bedroom semi-detached home, located in a highly sought-after area. The property offers generous living space, including an open-plan kitchen/ diner, a master bedroom with a dressing area and en-suite, enclosed rear garden, a garage, and off-road parking for two vehicles.

This wonderful home is expected to attract significant interest, so we strongly recommend an early viewing to avoid disappointment.



Entrance Hall

Accessed via composite double glazed door, power points, telephone point, radiator, tiled flooring, stairs to first floor landing. Door to:

Cloakroom

Low level wc, pedestal wash hand basin with a mixer tap over, radiator, tiled flooring.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points with usb sockets, oven/ grill with four ring gas hob and extractor hood over, space for tall fridge/ freezer, washing machine and dining table. Radiator, inset ceiling spotlights, gas fired boiler, tiled flooring, front and side aspect upvc double glazed window with side aspect upvc double glazed French doors leading to the garden. Door to:

Pantry

Range of base and wall mounted units, solid wooden worktop, power points, tiled flooring.

Lounge

Tv points, power points with usb socket, data point, telephone point, two radiators, front and side aspect upvc double glazed windows.

Landing

Power points, radiator. Access to a fully insulated and part boarded loft space. Doors lead off:

Master Bedroom

Power points, radiator, open wardrobe with shelving, hanging rails and drawers. Front and side aspect upvc double glazed windows. Door to:

En-Suite

Suite comprising step in shower cubicle with folding glass door and electric shower, low level wc, pedestal wash hand basin with mixer tap over. Shaver point, radiator, inset ceiling spotlights, fully tiled walls, side aspect frosted upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobe with mirror fronted doors, front and side aspect upvc double glazed window.

Bedroom Three

Power points with usb socket, radiator, side aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin with a mixer tap over. Vanity mirror, radiator, inset ceiling spotlights, side aspect frosted double glazed window.

Outside

To the front of the property a small path gives access to the covered porch with mature plant and shrubbed borders enclosed by iron railings.

To the side of the property there is a tarmac driveway suitable for the off road parking of two vehicles which in turn leads to Garage via Up 'n' Over door. A timber gate from here provides access into the garden.

The rear garden is a versatile and low-maintenance outdoor space, boasting a stylish Indian sandstone patio perfect for entertaining, a flat lawn ideal for relaxing or play, convenient outdoor power points and a tap, all fully enclosed by a mix of timber fencing and brick walls for privacy and security.

Tenure & Charges

Freehold

Estate Mgmt Charge: £130 per annum

Services

Mains water, gas, electricity and drainage.

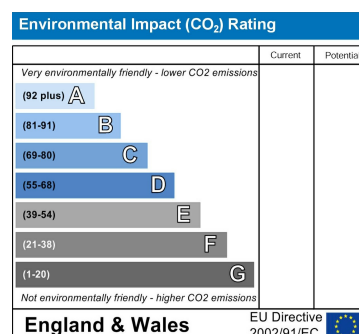
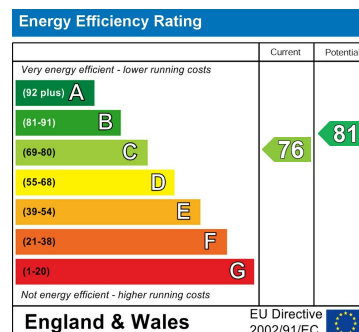
Local Authority

Tewkesbury Borough Council

Council Tax 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.



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.

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