



2 Strickland Close

Brockworth Gloucester, GL3 4WX

£339,950



Murdock & Wasley Estate Agents are delighted to welcome to the market this exceptionally presented three-bedroom home, built in 2022 and finished to a high standard throughout. The property has been tastefully upgraded by the current owners, and early viewing is strongly advised. The accommodation comprises, on the ground floor: an entrance hallway, cloakroom, comfortable lounge, and a modern kitchen/diner. Upstairs offers three well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from a beautifully maintained and spacious rear garden, as well as a garage and off-road parking located directly to the side.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, door to:

Lounge 14'5" x 12'1" (4.4 x 3.7)

Upvc double glazed windows to front, television point, radiator, power points, door to:

Kitchen/Diner 15'5" x 13'1" (4.7 x 4.0)

Upvc double glazed windows & french doors to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with hob & hood, integral fridge/freezer, washer/dryer & dishwasher. Cupboard housing "Ideal" boiler, power points, radiator, under stairs storage cupboard, door to:

Cloakroom

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

First Floor Landing

Access to loft via hatch, radiator, doors to all rooms.

Bedroom 1 12'1" x 11'1" (3.7 x 3.4)

Upvc double glazed windows to front, radiator, power points, door to:

En-Suite

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, radiator, tiled flooring.

Bedroom 2 11'1" x 8'10" (3.4 x 2.7)

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

Bedroom 3 11'1" x 6'6" (3.4 x 2.0)

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

Bathroom

Panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator, power points.

Rear Garden

A beautifully maintained garden which is partly paved, mainly laid to lawn with a raised decking area. Gated side access & cold water tap.

Garage

Up & over door.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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

