



## 14 Redshank Way

Hardwicke, Gloucester, GL2 4DZ

**£240,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this stunning two double bedroom terraced property, situated in a quiet location on the popular Hunts Grove Development. This beautiful home is offered to the market and has been finished to a high standard, making it an ideal choice for first-time buyers or investors. The accommodation comprises of: Entrance hallway, cloakroom, kitchen & lounge/diner. Upstairs are two double bedrooms & bathroom.

To the rear is an enclosed garden which has been beautifully transformed with two parking spaces to the front.



### Entrance Hall

cessed via composite door, power points, radiator, stairs to first floor landing, laminate flooring. Doors lead off:

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Oven/grill, four ring gas hob with extractor hood over. Appliance points, power points. Integral fridge/freezer and washing machine, laminate flooring, cupboard housing to combination boiler, front aspect upvc double glazed window.

### Lounge / Dining Area

Tv point, power points, radiator, wooden door to storage cupboard, space for dining table and chairs, rear aspect upvc double glazed doors leading to the garden.

### Cloakroom

Low level wc, pedestal wash hand basin, radiator, partly tiled walls, laminate flooring, front aspect upvc double glazed window.

### Landing

Radiator, access to loft space. Doors lead off:

### Bedroom One

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

### Bedroom Two

Power points, radiator, wooden door to storage cupboard, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, wall mounted vanity storage cupboard, partly tiled walls, laminate flooring, inset ceiling spotlights.

### Outside

To the front of the property a block-paved driveway offers off-road parking, leading to a gravelled garden with potted plants and the front door which is sheltered by a flat canopy.

At the rear of the property, you'll find a private garden, mostly laid to lawn, creating an ideal space for outdoor furniture and entertaining. A flagstone pathway leads to a practical wooden gate, offering easy rear access.

### Tenure

Freehold.

We are advised there is an Estate Service Charge circa £100.00 per annum.

### Services

Mains water, gas, electricity & drainage.

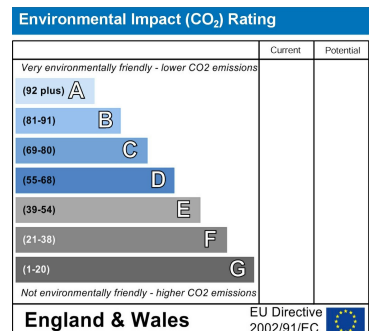
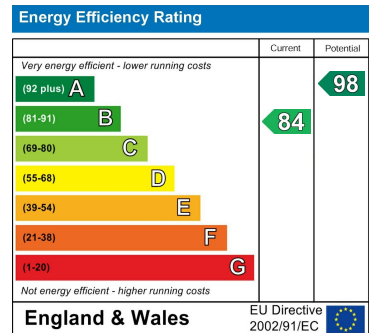
### Local Authority

Stroud District Council.

Council Tax Band: B

### 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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