



## 21 Gray Close

Innsworth, Gloucester, GL3 1EE

**£270,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended three bedroom semi-detached house, ideally situated in the popular area of Innsworth. This property offers excellent potential and is conveniently located close to a range of local amenities, including schools, shops, and regular bus routes. To the rear, a generously sized enclosed garden can be accessed via the conservatory, providing a great space for outdoor living and entertaining.



Entrance Hall

Kitchen

Dining Room

Utility Room

Cloakroom

Lounge

Conservatory

Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

W/C

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

Local Authority

Tewksbury Borough Council

Council Tax Band: B

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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