



## 15 Leacey Mews

Churchdown, Gloucester, GL3 1PD

**Offers in excess of £220,000**



We are delighted to welcome to the market this wonderful two bedroom starter home, ideally positioned in a popular and quiet cul-de-sac in Churchdown.

Perfectly suited to first-time buyers, the property offers comfortable living accommodation along with the added benefit of two allocated parking spaces. With its desirable location and excellent value, we strongly encourage early viewing to avoid missing out.



## Entrance Hallway

Approached via front door, tiled flooring, power points, doors through to lounge/diner, archway to kitchen.

## Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drainer, space for appliances, wall mounted combination boiler, tiled flooring, power points.

## Lounge/Diner

Upvc double glazed windows & door to rear, television point, radiator, power points, stairs to first floor.

## First Floor Landing

Access to loft via hatch, doors to both bedrooms & bathroom.

## Bedroom 1

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

## Bedroom 2

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

## Bathroom

Velux window, panelled bath with shower over, low

level wc & pedestal wash hand basin, partly tiled walls, towel rail, tiled walls.

## Rear Garden

An enclosed garden which is partly paved with an area laid to lawn.

## To The Front

Two parking spaces to front.

## Tenure

Freehold.

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Tewkesbury Borough Council- 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.



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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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