



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/drain, 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

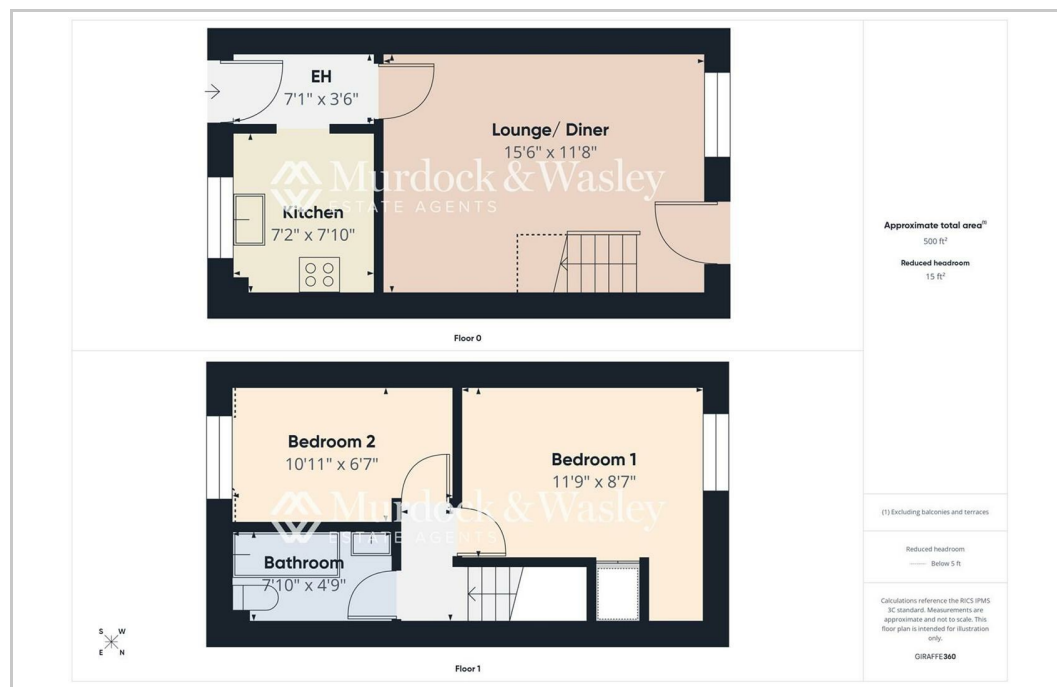
Mains water, gas, electricity & drainage.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.

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

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