Murdock & Wasley
ESTATE AGENTS



9 Glendower Close

Churchdown, Gloucester, GL3 1NR

£225,000

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Murdock & Wasley Estate Agents are delighted to present to the open market this well-presented two double bedroom terraced home, situated in the ever-popular area of Churchdown. Ideally positioned within easy reach of local amenities, highly regarded schools and excellent transport links, this property offers an excellent opportunity for first-time buyers, downsizers and investors alike.

Offering spacious and well-maintained accommodation throughout, the property comprises a cozy lounge/diner and spacious kitchen while upstairs, there are two double bedrooms and a family bathroom. Externally, the property boasts allocated off road parking and a low maintenance, fully enclosed garden to the rear.

Early viewing is highly recommended to avoid disappointment!







Entrance Hall
Access via upvc double glazed door, power points, radiator, stairs to first floor landing. Door leads off:

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, one and half bowl sink unit with mixer tap over. Appliance points, power points, oven with four ring hob and extractor hood over, space for fridge/freezer, washing machine and dining table. Partly tiled walls, radiator, laminate flooring, front aspect upvc double glazed window.

Lounge/Diner
Television point, data point, power point, radiator, rear aspect upvc double glazed door to:

Conservatory
Of brick base, and upvc construction with a polycarbonate roof. Power points, side and rear aspect upvc double glazed windows, rear aspect upvc double glazed door leading to the garden.

Landing
Access to loft via hatch. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, rear aspect upvc double glazed window.

Bedroom Two
Power points, radiator, door to over stairs storage, two front aspect double glazed windows.

Bathroom
Suite comprising low level wc, panelled bath with shower attachment over, pedestal wash hand basin with mixer tap over, fully tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights.

Outside
To the front of the property, the door is approached by a paved pathway sided by decorative stone.

The rear of the property offers a fully enclosed, low maintenance garden, with a paved patio ideal for outdoor entertainment and is partly laid to lawn to enjoy throughout the summer months.

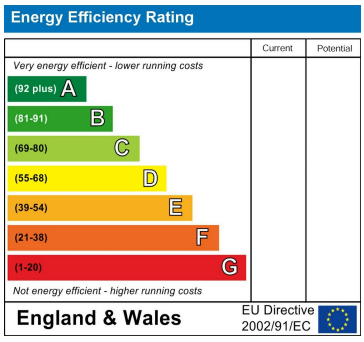
Services
Mains water, gas, electricity & drainage.

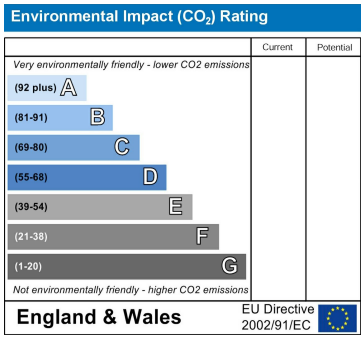
Tenure
Freehold.

Local Authority
Tewkesbury Borough 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.







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 firms 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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