



## 19 Minstrel Way

Churchdown, Gloucester, GL3 1NS

**£275,000**



Murdock & Wasley Estate Agents are pleased to present to the market this well-presented three-bedroom terraced home, ideally situated in the highly sought-after village of Churchdown. Conveniently located close to local amenities, highly regarded schools and excellent transport links, this property offers comfortable living in a popular residential location. Offering spacious and well-maintained accommodation throughout, the property comprises a cloakroom, utility room, kitchen & bedroom. Across the upper floors, there are two well-proportioned bedrooms, large lounge/diner and a family bathroom.



### Entrance Hall

Accessed via Upvc double glazed front door, power points, radiator, wooden door to storage cupboard, stairs to first floor landing. Doors lead off:

### Cloakroom

Low level wc, vanity wash hand basin, radiator, vinyl flooring.

### Utility Room

Base and wall mounted units, laminate worksurface, stainless steel sink unit with mixer tap over. Space for washing machine, rear aspect Upvc double glazed window and door leading to the garden.

### Bedroom Three

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

### First Floor Landing

Power points, radiator, front aspect Upvc double glazed window. Doors lead off:

### Kitchen

Range of base wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, integral oven/grill with four ring gas hob and extractor hood over. Fridge, freezer, dishwasher, partly tiled walls, vinyl flooring, Upvc double glazed windows to front.

### Lounge/Diner

Tv point, power points, radiator, space for dining table, rear aspect Upvc double glazed windows.

### Second Floor Landing

Power points, two storage cupboards, velux roof light, wooden door to airing cupboard. Doors lead off:

### Bedroom Two

Power points, radiator, front aspect Upvc double glazed window.

### Bedroom One

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

### Bathroom

Suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and electric shower over. Heated towel rail, partly tiled walls, laminate flooring.

### Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed.

### Garage

Up & over door with power & lighting.

### Local Authority

Tewkesbury Borough Council  
Council Tax Band: C

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### 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.



| 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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