



## 7 Siskin Way

Hardwicke, Gloucester, GL2 4DR

**Offers over £325,000**



Murdock & Wasley Estate Agents are delighted to bring to market this stylish, three bedroom semi-detached home, positioned on the ever popular Siskin Way.

Built in 2019 and still under a 3-year NHBC warranty, the property offers modern living throughout. A bright and welcoming lounge and contemporary kitchen/dining space create an ideal setting for both everyday family life and entertaining. The house is fitted with TP24 eco lighting fixtures for energy efficiency throughout.

Outside, the property boasts a generous rear enclosed garden, mainly laid to lawn, along with a garage and driveway providing off road parking for two vehicles.

A beautifully presented home, perfect for families and first time buyers seeking comfort, style and space.



### Entrance Hall

Accessed via composite door, power points, radiator, stairs leading to first floor, LVT flooring. Doors lead off to:

### Kitchen Diner

Range of base, wall and drawer mounted units, roll top work surfaces, sink unit with mixer tap over. Oven/grill with four ring gas hob and extractor hood over, integral fridge/freezer, dishwasher and washing machine. Space for dining table, radiator, inset ceiling spot lights, cupboard under lights, self-adhesive vinyl tiles, LVT flooring, front aspect upvc double glazed window.

### Lounge

TV point, power points, radiators, upvc double glazed french doors leading to rear garden, rear aspect upvc double glazed windows.

### WC

Low level WC, wash hand basin with mixer tap over, front aspect upvc double glazed window.

### Bedroom 1

TV point, power points. radiator, fitted wardrobe, front aspect upvc double glazed window, door leading to:

### En Suite

Suite comprising step in shower cubicle with shower off the mains, low level wc, wash hand basin with mixer tap over, heated towel rail, front aspect frosted upvc double glazed window.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Suite comprising, panelled bath with shower over, low level wc, wash hand basin, heated towel rail, side aspect frosted upvc double glazed window.

### Outside

Externally the property boasts a fully enclosed rear garden offering well-maintained lawn space for families to enjoy. A wooden gate leads to the private driveway offering off road parking for two vehicles.

The property also features a garage with up-and-over door.

### Tenure and Charges

Freehold

We are advised that there is an annual management estate charge circa £200 a year.

### Services

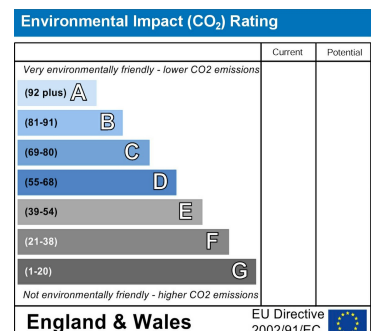
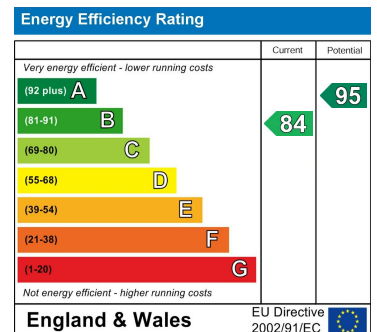
Mains water, gas, electricity and drainage.

### Local Authority

Stroud District Council:  
Council Tax Band D

### 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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