



16 Baxter Road

Churchdown, Gloucester, GL3 1FY

£460,000



Murdock & Wasley Estate Agents are delighted to present this superb four-bedroom detached family home, ideally located in the highly sought-after area of Churchdown, with excellent access to local schools, amenities, and transport links.

The property offers well-proportioned and versatile accommodation, including a modern kitchen/dining room with breakfast bar, separate utility room, and a spacious lounge, ideal for both everyday living and entertaining. Upstairs, there are four generous bedrooms, including a master bedroom with en-suite, along with a contemporary family bathroom.

Externally, the home benefits from a well-maintained rear garden, off-road parking, and a garage. Further enhancing its appeal, the property also benefits from solar panels, offering improved energy efficiency and reduced running costs.



Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, stairs to landing. Doors lead off:

Lounge

Television point, power points, wall mounted radiator, front aspect upvc double glazed window.

Cloakroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, wall mounted radiator, partly tiled walls, front aspect frosted upvc double glazed window.

Open Plan Kitchen / Diner

Range of base, drawer and wall mounted units, stainless steel sink unit with mixer tap over, laminate worksurfaces. Appliance points, power points, eye level double oven/grill, four ring induction hob with extractor hood over. Integral dishwasher and fridge/freezer. Space for dining table. Breakfast bar with laminate worktops and storage below. Wall mounted radiator, laminate flooring, door to storage, rear aspect upvc double glazed window and rear aspect upvc double glazed french door leading to the garden.

Utility Room

Range of base, wall mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points. Space for washing machine, wall mounted boiler, wall mounted radiator.

Landing

Power points, access to loft via hatch. Doors lead off:

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window. Door leads off:

En-suite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, double step in cubicle with shower over, inset ceiling spotlights, partly tiled walls, wall mounted heated towel rail, tiled flooring.

Bedroom Two

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

Bedroom Three

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Four

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

Family Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, side aspect frosted upvc double glazed window.

Garage

Accessed via up'n'over door with power & lighting. A personnel door leads through to the garden.

Outside

To the front of the property a garden laid to artificial grass is enclosed by metal railings with a flagstone path leading to the front door.

To the side of the property a driveway laid to tarmac provides off road parking for at least two vehicles directly in front of the garage. A wooden gate provides access to the rear garden. An EV charging point is also included.

To the rear of the property a patio leads down to a garden laid to lawn whilst enclosed by wooden fencing.

Tenure & Charges

Freehold

Estate Management Charge: Circa £100 Per Annum.

Services

Mains water, gas, electricity & drainage & solar panel.

Local Authority

Tewkesbury Borough Council

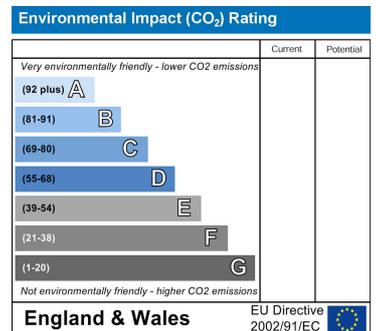
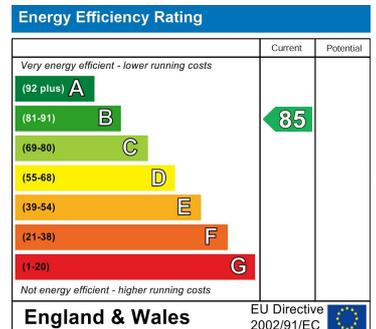
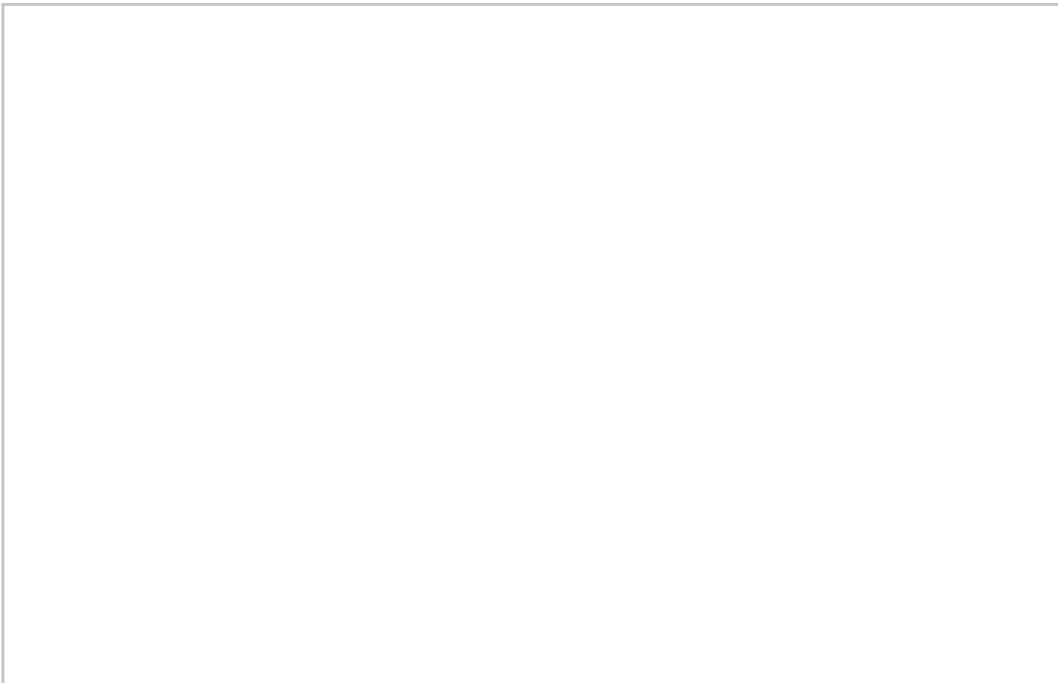
Tax Band: E

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.

Agents Note

We have been advised the the property benefits from Solar Panels, of which are fully owned. Installed by Thermohome Ltd.



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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

