



## 32 Peregrine Road

Brockworth, Gloucester, GL3 4ZE

**£325,000**



Murdock & Wasley Estate Agents are pleased to present this beautifully presented three-bedroom semi-detached home, conveniently located near local amenities and excellent transport links.

The property offers spacious, modern accommodation including a contemporary kitchen, bright open-plan lounge/diner, cloakroom, and an en-suite to the master bedroom. All bedrooms benefit from built-in storage and wardrobes, providing excellent practicality. Outside, there is a low-maintenance south-facing rear garden, ideal for enjoying sunlight throughout the day, along with two off-road parking spaces.

A superb home ideal for families, first-time buyers, or investors.



### Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing. Door to:

### Wash Cloakroom

Low level wc, pedestal wash hand basin, radiator, tiled flooring, front aspect upvc frosted double glazed window.

### Kitchen

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral oven/grill, four ring gas hob with extractor hood over, fridge/freezer, washing machine and dishwasher. Partly tiled walls, tiled flooring, insect ceiling spotlights, front aspect upvc double glazed window.

### Lounge/ Dining Area

Tv point, data point, power points, two radiators, door to storage cupboard, space for dining table and chairs, rear aspect upvc double glazed French doors leading to the garden.

### Landing

Power points, access to half boarded loft. Doors lead off:

### Bedroom One

Power points, radiator, fitted wardrobes with lighting, front aspect upvc double glazed window. Door to:

### En Suite

Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with tiled splashback. Partly tiled walls, mirrored vanity cupboard, radiator, inset ceiling spotlights, front aspect upvc frosted double glazed window.

### Bedroom Two

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

### Bedroom Three

Power points, fitted wardrobes with mirrored doors, radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin with tiled splashback. Partly tiled walls, radiator, laminate flooring, side aspect upvc frosted double glazed window.

### Outside

To the front of the property steps lead to the front door enclosed by low level hedgerow.

To the side of the property a driveway laid to tarmac provides parking for two vehicles. A wooden gate provides access to the rear garden.

To the rear of the property a patio leads to a south facing garden laid to grass, bordered flower beds and mature shrubs, whilst enclosed by wooden fencing.

### Tenure

Freehold

### Services

Mains water, gas, electricity and drainage.

### Local Authority

Tewkesbury Borough Council  
Council Tax Band: C

### 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			93
(81-91) B		81	
(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	

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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

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