



## 52 Peregrine Road

Brockworth, Gloucester, GL3 4ZE

**£289,950**



Murdock & Wasley Estate Agents are delighted to welcome to the market this stunning Cotswold stone semi-detached home, perfectly positioned in a sought-after location, just a short walk from Nut Hill. The property comprises of: Entrance hallway, cloakroom, OPEN PLAN Kitchen/Diner/Lounge. Upstairs are three bedrooms, en-suite & family bathroom. Outside to the rear we have an enclosed garden with gated side access leading to the driveway to side.

An exciting opportunity for first-time buyers—early viewing is highly recommended





### Entrance Hallway 9'6 x 4'3 (2.90m x 1.30m)

Approached via Upvc double glazed front door, radiator, tiled flooring, fuse panel, stairs leading to first floor, doors to cloakroom & open plan lounge/kitchen/diner.

### Cloakroom 5'10 x 3'10 (1.78m x 1.17m)

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, radiator, towel rail.

### Open Plan Kitchen/Diner/Lounge

#### Kitchen 9'11 x 8'0 (3.02m x 2.44m)

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, built in fridge/freezer, dishwasher & washing machine, cupboard housing combination boiler, power points, laminate flooring, recessed down lights. Opening to:

#### Lounge/Diner 16'8 x 15'4 (5.08m x 4.67m)

Upvc double glazed french doors to rear, television point, three radiators, power points, laminate flooring, under stairs storage cupboard.

### First Floor Landing

Access to loft via hatch, doors to all rooms.

#### Bedroom 1 10'2 x 8'11 (3.10m x 2.72m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes. Door to:

#### En-Suite 6'6 x 4'2 (1.98m x 1.27m)

Upvc frosted double glazed window to front, shower

cubicle, low level wc & pedestal wash hand basin, partly tiled walls, shaver point, heated towel rail, recessed down lights.

#### Bedroom 2 10'4 x 8'10 (3.15m x 2.69m)

Upvc double glazed windows to rear, radiator, power points.

#### Bedroom 3 10'4 x 6'3 (3.15m x 1.91m)

Upvc double glazed windows to rear, radiator, power points.

#### Bathroom 6'8 x 5'5 (2.03m x 1.65m)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights.

### Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, shed, gated side access.

### Tenure

Freehold.

### Services

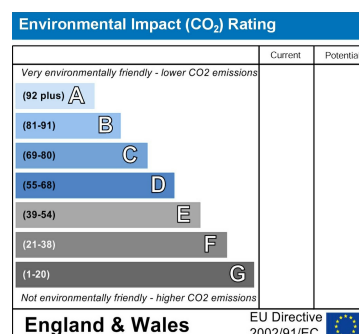
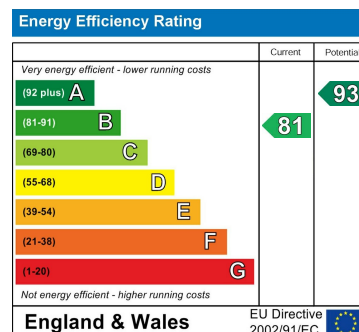
Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council- 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.



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.

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

