



25 Holmwood Drive

Tuffley, Gloucester, GL4 0PS

Offers over £325,000



Murdock and Wasley are proud to present this immaculate family home in the popular residential area, Holmwood Drive, Tuffley. This property is beautifully presented over three floors, comprising Kitchen Diner, WC, Lounge, Four Bedrooms and Family Bathroom.

There is a large rear garden with patio area perfect for outdoor entertainment and dining as well as also boasting a garage and off road parking.

Early viewing is highly recommended.



Entrance Hall

Accessed via UPVC double glazed door, power points, radiator, stairs leading to first floor, doors leading to:

Lounge

Tv point, power points, radiator, UPVC double glazed window with front aspect.

Kitchen Diner

Range of base, wall and drawer mounted units, sink unit with drainer and mixer tap over. Appliance points, power points, space for oven with extractor hood over, space for fridge freezer, integrated dishwasher and washing machine, door leading to WC, rear aspect upvc double glazed window, upvc double glazed door leading to garden.

WC

Low level WC, Hand wash basin with mixer tap above and storage underneath.

Bedroom One

Tv point, power points, radiator, UPVC double glazed window with front aspect, large built in wardrobe.

Bedroom Two

Tv point, power points, radiator, UPVC double glazed window with rear aspect.

Bedroom Four

Tv point, power points, radiator, UPVC double glazed window with front aspect.

Bathroom

Suite comprising panelled bath with shower off the mains over, Low level WC, hand wash basin with dual taps over and storage underneath, heated towel rail, partly tiled walls, upvc double glazed frosted window with rear aspect.

Bedroom Three

Tv point, power points, radiator, two double glazed velux windows, storage in the eaves.

Outside

The property enjoys an impressive plot with beautifully maintained gardens to both the front and rear, offering an ideal setting for families and those who love to entertain. To the front, a generous block-paved driveway provides ample off-road parking and leads to the garage, while the attractive frontage creates an excellent first impression.

The rear garden is a particular highlight, offering a wonderful balance of lawn, mature planting and outdoor living. Predominantly laid to lawn, the garden provides plenty of space for children to play, complemented by established flower beds, attractive borders and a range of mature shrubs that create a colourful and private setting. To the rear of the garden, a stylish paved seating terrace forms the perfect entertaining space, complete with room for outdoor dining and relaxing during the warmer months.

Enclosed by fencing and enjoying a good degree of privacy, this superb outdoor space has been thoughtfully landscaped to provide a peaceful retreat that can be enjoyed throughout the year.

Tenure

Freehold

Services

Mains gas, water, electricity and drainage.

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		
(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	62	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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