Murdock & Wasley
ESTATE AGENTS



# 23 Shearwater Grove

## Innsworth, Gloucester, GL3 1DB

**£265,000**

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Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended three-bedroom semi-detached family home, offered for sale for the first time since new, having remained in the same ownership throughout.

Whilst requiring modernisation throughout, the property offers an excellent opportunity for purchasers looking to put their own stamp on a home with fantastic potential. The spacious and versatile accommodation is arranged over two floors, with the ground floor benefiting from three reception rooms, offering flexibility for modern family living, whilst upstairs there are three well-proportioned bedrooms.

Externally, the property further benefits from a block-paved driveway providing off-road parking, a garage and an enclosed rear garden.

Offering generous accommodation and excellent scope for improvement, this property presents a fantastic opportunity to create a wonderful family home. An early internal viewing is highly recommended to fully appreciate the space and potential on offer.







## Porch
Accessed via upvc double glazed door. Wooden glazed door to:

## Entrance Hall
Power points, electric radiator, wooden flooring, stairs to first floor landing, wooden door to understairs storage. Door to:

## Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with single drainer. Appliance points, power points, electric radiator, space for fridge/freezer and washing machine, three side aspect upvc double glazed windows, rear aspect upvc double glazed door.

## Family Room
Night storage heater, parquet flooring, rear aspect upvc double glazed window, sliding double glazed door leading to:

## Lounge/ Diner
Tv point, power points, electric radiator, feature fireplace, coving, front aspect upvc double glazed window.

## Landing
Access to loft space, side aspect upvc double glazed window. Doors lead off.

## Bedroom One
Power points, electric radiator, built in wardrobes, front aspect upvc double glazed window.

## Bedroom Two
Power points, electric radiator, built in wardrobes, wooden door to airing cupboard housing the immersion heater, rear aspect upvc double glazed window.

## Bedroom Three
Power points, built in wardrobe, front aspect upvc double glazed window.

## Bathroom
Suite comprising low level wc, pedestal wash hand basin, panelled bath with electric shower over, electric radiator, side aspect upvc double glazed window.

## Outside
To the front of the property is a generous block-paved driveway, providing ample off-road parking for multiple vehicles. The driveway leads to a garage, which benefits from power and lighting, providing additional storage space.

The rear of the property benefits from a garden, fully enclosed by wooden panel fencing to provide a good degree of privacy. A spacious flagstone patio offers the ideal setting for outdoor dining, entertaining and relaxing, leading onto a level lawn. Further features include a decorative pond, established borders adding character and greenery, and a convenient outside tap.

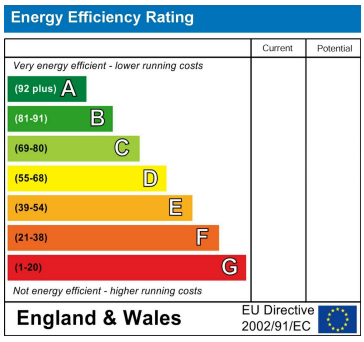
## Tenure
Freehold.

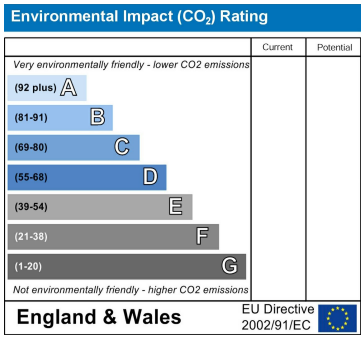
## Local Authority
Tewkesbury Borough Council
Tax Band: C

## Services
Mains 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.




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 firms 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.

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