



20 Minstrel Way

Churchdown, Gloucester, GL3 1NS

£255,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantastic opportunity to purchase this extended three bedroom town house situated in a popular cul-de-sac location within close proximity to local amenities, bus routes and schools.

Boasting spacious and versatile accommodation spread across three floors, enclosed rear garden and off road parking, we feel this property would make an ideal investment or family home!



Entrance Hall

Accessed via upvc double glazed door. Power points, radiator, laminate flooring, inset ceiling spotlights, stairs to first floor landing. Door to:

Cloakroom

Low level wc, pedestal wash hand basin with a mixer tap over, radiator, partly tiled walls.

Utility Room

Space and plumbing for washing machine and tumble drier, power points, laminate flooring.

Bedroom Three 16'6" x 8'0" (5.04m x 2.46m)

Tv point, power points, radiator, laminate flooring, inset ceiling spotlights, front aspect upvc double glazed window.

Study 8'3" x 7'9" (2.53m x 2.38m)

Power points, laminate flooring. Opening to:

Play Room 13'6" x 8'1" (4.13m x 2.47m)

Tv point, power points, radiator, laminate flooring, rear aspect upvc double glazed windows and doors leading to the garden.

Landing

Power points, radiator, inset ceiling spotlights, stairs to second floor, front aspect upvc double glazed window.

Kitchen 9'10" x 8'4" (3.00m x 2.56m)

Range of base, wall and drawer mounted units, roll edge worktops, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for cooker, dishwasher, washing machine and tall fridge/ freezer. Inset ceiling spotlights, partly tiled walls, front aspect upvc double glazed window.

Lounge/ Diner 14'9" x 14'8" (4.51m x 4.48m)

Tv point, power points, radiator, picture rail, space for dining table, rear aspect upvc double glazed window.

Landing

Velux roof light, inset ceiling spotlights, two storage cupboards, airing cupboard housing the Worcester gas fired combination boiler, access to loft space. Doors lead off:

Bedroom One 14'8" x 8'10" (4.48m x 2.71m)

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

Bedroom Two 8'11" x 8'2" (2.73m x 2.50m)

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

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with a mixer tap over. Partly tiled walls, radiator, mirror with sensor light.

Outside

To the front of the property there is a tarmacadam driveway providing off road parking for two vehicles.

To the rear there is an enclosed garden that comprises of a flagstone patio, flat lawn, raised flower beds, feature pond, outside tap and security lighting.

Tenure

Freehold

Local Authority

Tewkesbury Borough Council

Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

These 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 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.

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