



31 Cranwell Close

Matson, Gloucester, GL4 6JR

£259,950



MURDOCK & WASLEY ESTATE AGENTS welcome to the market this popular, spacious, extended three bedroom semi detached home located at the top of Cranwell Close. The accommodation offers generous living space throughout with views of greenery to the rear.

On the ground floor we have: Entrance hallway, cloakroom, kitchen & OPEN PLAN Lounge/dining/sitting area. Upstairs we have three bedrooms & bathroom. Outside to the rear is an enclosed & private garden with GARAGE & CAR PORT to the side.

Further benefits include Upvc double glazing throughout, gas central heating & is being offered for sale with NO ONWARD CHAIN!



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed windows to both side & front, door through too:

Hallway

Upvc double glazed window to front, stairs leading to first floor, radiator, laminate flooring, central heating thermostat, power points, doors to lounge/diner, cloakroom & kitchen.

Cloakroom

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

Open Plan Lounge/Diner 18'4" x 12'1" (5.6 x 3.7)

Upvc double glazed doors & windows to rear, television point, two radiators, power points, laminate flooring, opening too:

Second Sitting Area 11'5" x 7'6" (3.5 x 2.3)

Laminate flooring, radiator, power points, door to:

Kitchen 11'5" x 7'6" (3.5 x 2.3)

Upvc double glazed windows to front, eye & base level units with roll edge work tops,, sink/drain, electric oven with hob & hood, partly tiles walls, space for appliances, wall mounted combination boiler, radiator, power points, door leading to car port.

First Floor Landing

Upvc double glazed windows to front, power points, access to loft via hatch, airing cupboard.

Bedroom 1 11'9" x 9'10" (3.6 x 3.0)

Upvc double glazed windows to rear, radiator, power points, built in storage cupboard.

Bedroom 2 11'9" x 10'9" (3.6 x 3.3)

Upvc double glazed windows to rear, radiator, power points, built in storage.

Bedroom 3 8'10" x 7'6" (2.7 x 2.3)

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

Bathroom

Upvc frosted double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, cold water tap, gated rear access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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		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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