



11 Oswalds Close

Longford, Gloucester, GL2 9FE

Offers over £280,000



Murdock & Wasley Estate Agents are pleased to present this immaculate three bedroom mid-terraced house, perfectly positioned in a sought after location. Just a short distance from excellent local amenities and top-achieving schools, this beautifully maintained property offers generous living space ideal for modern family life.

The property comprises of a well-appointed kitchen/breakfast room, a separate lounge and three generously sized bedrooms with the master featuring its own en-suite shower room. Externally, the property benefits from a low-maintenance, fully enclosed rear garden, along with convenient access to a garage and off-road parking.



Entrance Hall 12'0 x 3'4 (3.66m x 1.02m)

Accessed via composite door, power points, radiator, stairs to first floor landing, tiled flooring. Doors lead off:

Kitchen/Breakfast Room 12'0 x 7'11 (3.66m x 2.41m)

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, integral cooker, four ring gas hob with extractor hood over, fridge/freezer, dishwasher and washing machine, cupboard housing to boiler. Breakfast bar with laminate work top and wine rack, radiator, tiled flooring, front aspect upvc double glazed window.

Cloakroom 4'11 x 2'11 (1.50m x 0.89m)

Low level wc, pedestal with mixer tap over, tiled splash back, radiator, tiled flooring, front aspect upvc frosted double glazed window.

Lounge/Diner 14'11 x 14'5 (4.55m x 4.39m)

Tv point, power points, radiator, wooden door to storage cupboard, space for dining table and chairs, rear aspect upvc double glazed French doors leading to the garden.

Landing 11'11 x 2'7 (3.63m x 0.79m)

Power points, radiator, wooden door to airing cupboard, access to loft space. Doors to all rooms.

Bedroom One 11'10 x 8'4 (3.61m x 2.54m)

Tv point, power points, radiator, rear aspect upvc double glazed window. Door to:

En-Suite 8'3 x 4'2 (2.51m x 1.27m)

Suite comprising single step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over, tiled splash back, partly tiled walls, radiator.

Bedroom Two 10'3 x 8'3 (3.12m x 2.51m)

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

Bedroom Three 8'9 x 6'2 (2.67m x 1.88m)

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

Bathroom 6'2 x 5'4 (1.88m x 1.63m)

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, tiled flooring, front aspect upvc frosted double glazed window.

Outside

At the front of the property a paved pathway guides you to the front door which is sheltered by a canopy porch, beside this lies a flat laid lawn and gravel garden.

To the rear of the property is an enclosed garden, featuring a patio ideal for outdoor furniture and relaxation. A paved pathway leads to a wooden gate, providing convenient access to the garage which is complete with power and lighting and the off-road parking space. A raised flower bed borders one side of the garden, adding a touch of greenery.

Tenure

Freehold- Annual service charge of £120.00

Services

Mains water, gas, drainage and electricity.

Local Authority

Tewkesbury Borough Council.
Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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