



16A Tewkesbury Road

Longford, Gloucester, GL2 9DT

Offers in excess of £525,000

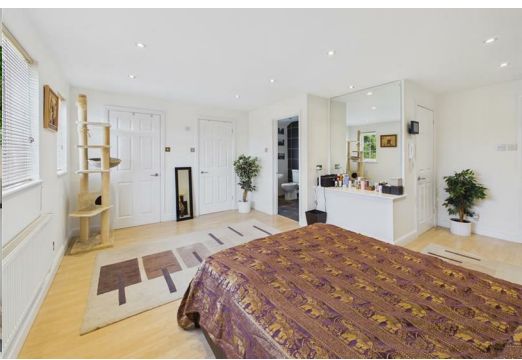


Murdock & Wasley Estate Agents are delighted to present to the open market this four bedroom detached family home, ideally positioned in a highly sought after location. Within easy walking distance of Gloucestershire Royal Hospital, the city centre and highly regarded grammar schools.

This spacious and versatile home offers well appointed accommodation, including a stylish open plan kitchen/ diner and three generous en suite bedrooms, one of which is conveniently located on the ground floor, making it ideal for multigenerational living or guest accommodation.

Outside, the property continues to impress with a generous rear garden, a spacious and secure driveway providing ample off road parking, and a garage which has been divided into two practical rooms, creating a versatile gym or home office alongside a secure storage area

Combining flexible living space with an enviable location, this superb home is perfectly suited to modern family life and is ready to be enjoyed by its next owners.



Entrance Hall

Accessed via upvc double glazed door, telephone point, power points, radiator, wooden door to understairs storage cupboard, stairs to first floor landing. Doors lead off

Kitchen/ Diner

Range of base, wall and drawer mounted units, granite worksurfaces, sink unit with mixer tap over. Appliance points, power points, double oven/ grill with induction hob and extractor hood over. Space for American fridge freezer, integral wine cooler, dishwasher and bin. inset ceiling spotlights, coving, decorative plinth lighting and glass cabinets, rear aspect upvc double glazed window and French doors leading to the garden.

Living Room

Tv point, telephone point, power points, radiator, coving, front aspect upvc double glazed window, side aspect circular window, rear aspect upvc double glazed French doors leading to the:

Conservatory

Of brick base and upvc construction with a polycarbonate roof. Power points, laminate flooring, side aspect upvc double glazed French doors leading to the garden.

Bedroom Two

Power points, radiator, built in wardrobe, inset ceiling spotlights, coving, front aspect upvc double glazed window with shutters, side aspect upvc double glazed french doors with shutters. Door to:

En-Suite

Suite comprising low level wc, pedestal wash hand basin, walk in shower with waterfall shower head. Tiled flooring, fully tiled walls, inset ceiling spotlights, heated towel rail, side aspect upvc double glazed window.

Utility

Low level wc, wall mounted wash hand basin, side aspect upvc double glazed window. Double wooden doors to utility cupboard with space and plumbing for washing machine and tumble dryer, laminate worksurface, inset ceiling spotlights, Glow-Worm gas fired boiler.

Landing

Access to loft space, inset ceiling spotlights, side aspect upvc double glazed window, wooden door to storage cupboard. Doors lead off.

Master Bedroom

Tv point, power points, radiator, two front aspect upvc double glazed windows, three built in wardrobes, inset ceiling spotlights, laminate flooring. Door to:

En-Suite

Suite comprising low level wc, pedestal wash hand basin, step in shower cubicle with shower off the mains, heated towel rail, tiled flooring, fully tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

Bedroom Three

Power points, radiator, inset ceiling spotlights, two rear aspect upvc double glazed windows.

Bathroom

Suite comprising low level wc, wall mounted wash hand basin, walk in shower cubicle with shower off the mains. Tiled flooring, fully tiled walls, heated towel rail, inset ceiling spotlights, wooden door to airing cupboard with shelving and immersion heater, side aspect upvc double glazed window.

Bedroom Four

Power points, radiator, front and rear aspect upvc double glazed windows.

Outside

Approached via wrought iron gates, the front of the property boasts a generous gravel driveway providing ample off-road parking for multiple vehicles, alongside a detached garage with power, lighting and a loft space for additional storage. Mature hedging and attractive brick-built walls provide a private entrance and enhances the kerb appeal.

The generous rear garden offers an excellent space for both relaxing and entertaining, featuring a large lawn, attractive gravel seating areas and a pond that adds character to the outdoor space. Enclosed by mature planting and fencing, the garden enjoys a good degree of privacy and provides ample room for families, outdoor dining and summer gatherings. An outdoor tap adds further convenience for maintaining the garden.

Tenure

Freehold

Local Authority

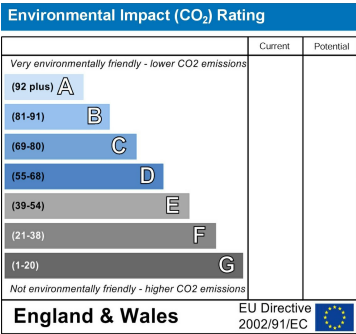
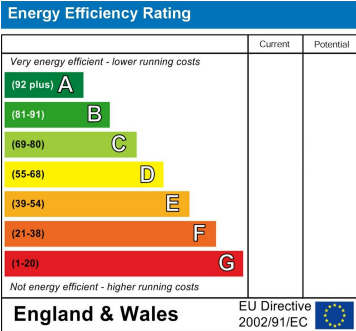
Gloucester City Council
Council Tax Band: E

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.



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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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