



2 Villard Close

Coombe Hill, GL19 4ER

£300,000



Murdock and Wasley Estate Agents are pleased to present this beautifully maintained two-bedroom semi-detached house, built by Kendrick Homes in 2021. Ideally situated on Coombe Hill, with excellent transport links to Gloucester, Cheltenham, and Tewkesbury, as well as convenient access to the M5 motorway. The location also offers fantastic walking opportunities, making it perfect for those who enjoy the outdoors.

The property features a modern kitchen, a comfortable lounge/diner, a handy cloakroom, two well-proportioned bedrooms, and an enclosed garden with a block-paved driveway.

With high interest anticipated, we recommend scheduling an early viewing to avoid missing out on this excellent opportunity!



Entrance Hallway

Accessed via composite upvc double glazed door, wall mounted radiator, inset ceiling spotlights, door to under stairs storage, stairs to first floor landing. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate work surface, sink unit with mixer tap over. Appliance points, power points, double oven/ grill, four ring gas hob with extractor hood over. Integral dishwasher, fridge/freezer and washer/dryer. Inset ceiling spotlights, wall mounted radiator, tiled flooring, front aspect upvc double glazed window.

Lounge / Dining Area

Television point, data point, power points, wall mounted radiator, inset ceiling spotlights, side aspect upvc double glazed window, rear aspect upvc double glazed french door leading to garden.

Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap and wall mounted vanity unit over, wall mounted heated towel rail, inset ceiling spotlight, side aspect upvc double glazed window.

First Floor Landing

Power points, access to loft via hatch, side aspect upvc double glazed window. Door leads off:

Bedroom One

Power points, wall mounted radiator, double built in wardrobe, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, panelled bath with mixer tap and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights.

Outside

In the front of the property there are mature flowered borders and paved pathway leading to the front door which features a canopy.

To the side of the property is a block paved driveway providing parking for two vehicles with electric car charging points. A wooden gate providing access to the garden.

The rear of the property features an enclosed garden with a patio leading to a flat lawn, suitable for table and chairs and entertaining. Additionally, there is an outside tap.

Services

Mains water, gas, electricity and drainage.

Tenure

Freehold

Estate Charges

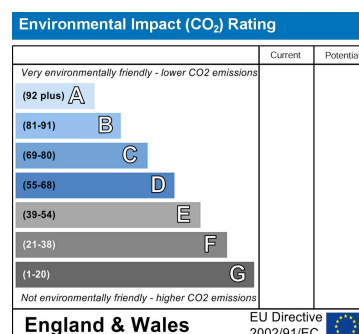
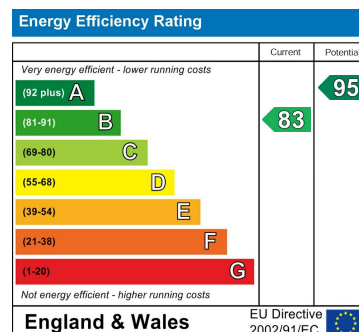
Estate Management Charge: Circa £600 per annum

Local Authority

Tewkesbury Borough Council
Council Tax Band: C

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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