



36 Redshank Way

Hardwicke, Gloucester, GL2 4DZ

£285,000



Murdock & Wasley Estate Agents are delighted to introduce this well-presented three-bedroom end-of-terrace home to the market. Situated within the popular Hunts Grove development, the property is ideally located close to a range of local amenities, excellent schools and convenient transport links.

Beautifully presented throughout, the accommodation comprises a stunning open plan kitchen/diner with a range of integrated appliances, a separate lounge and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, alongside a modern family bathroom.

Outside, the property boasts a low-maintenance, fully enclosed rear garden, while the driveway provides off-road parking for two vehicles.



Entrance Hall

Accessed via composite door, power points, radiator, Amtico flooring. Doors lead off:

Cloakroom

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

Lounge

Tv point, power points, radiator, stairs to first floor landing, Amtico flooring, front aspect upvc double glazed window.

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral cooker, fridge/freezer, space for dining table and chairs. Radiator, cupboard housing to boiler, door to understairs storage cupboard, Amtico flooring, rear aspect upvc double glazed window and French doors leading to the garden.

Landing

Power points, access to loft space, airing cupboard. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window. Door to:

En-Suite

Suite comprising step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, radiator, tiled flooring, side aspect upvc frosted double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising panelled bath with separate taps over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, tiled flooring, rear aspect upvc frosted double glazed window.

Outside

To the front of the property is a block-paved driveway providing off-road parking for two vehicles.

A wooden gate can be accessed at the side of the property which leads to the rear garden.

The rear garden features a level lawn and patio area, ideal for outdoor furniture, with a flower bed to the end of the garden. The garden is fully enclosed by wooden fencing and offers space for a wooden shed, providing additional storage.

Local Authority

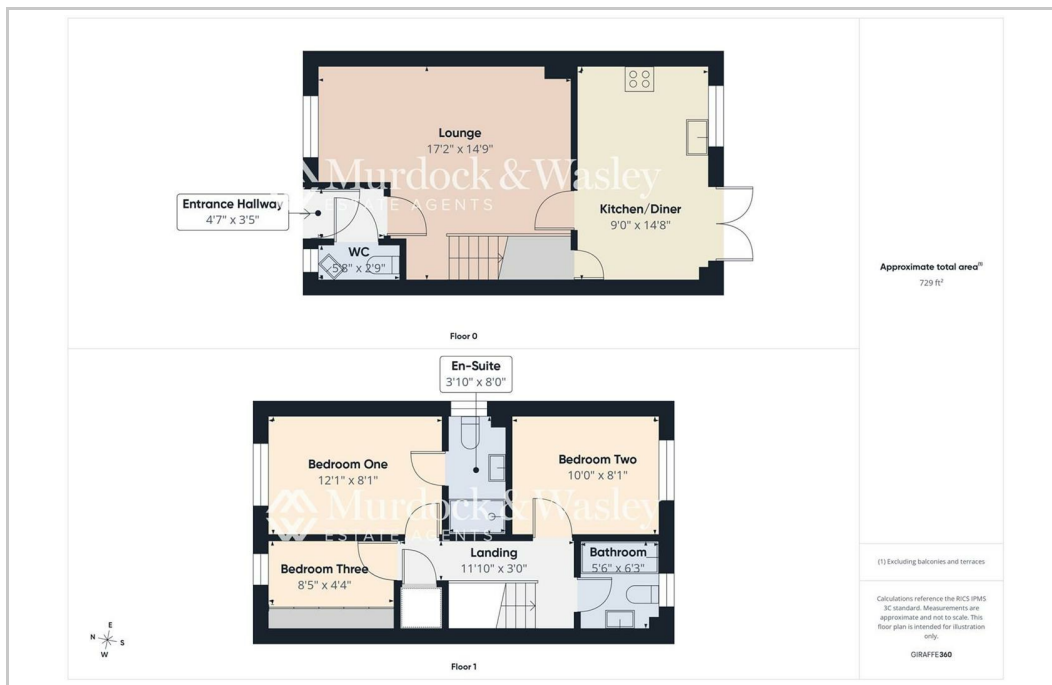
Stroud District Council.
Council Tax Band: C

Tenure

Freehold.

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.



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

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

