Murdock & Wasley
ESTATE AGENTS



19 Oswald Drive

Longford, Gloucester, GL2 9FW

Offers in excess of £300,000

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Murdock & Wasley Estate Agents are pleased to introduce this beautifully presented three bedroom semi-detached house to the open market. Situated in a popular location, the property is conveniently positioned close to a range of local amenities, transport links and highly regarded schools, making it an ideal choice for families and first-time buyers alike.

Offering modern and well-planned accommodation throughout, the property features an open-plan kitchen/diner with direct access to the rear garden, a separate lounge and downstairs cloakroom. Upstairs are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, alongside a family bathroom.

Externally, the property enjoys a fully enclosed, south-facing rear garden, providing plenty of space for outdoor seating and entertaining. To the side, a driveway provides off-road parking for two vehicles.







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

Cloakroom
Low level wc, pedestal wash hand basin with separate taps over, tiled splashback, radiator, vinyl flooring, front aspect upvc frosted double glazed window.

Lounge
Tv point, power points, radiator, decorative wall panelling, understairs storage cupboard, laminate 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, space for washing machine, dishwasher, fridge/freezer, dining table and chairs. Partly tiled walls, radiator, cupboard housing to boiler, laminate flooring, rear aspect upvc double glazed window and door leading to the garden.

Landing
Access to loft space, door to airing cupboard. Doors lead off:

Bedroom One
Power points, radiator, decorative wall panelling, radiator, door to fitted wardrobe, laminate flooring, 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 separate taps over. Partly tiled walls, heated towel rail, tiled flooring, front aspect upvc frosted double glazed window.

Bedroom Two
Power points, radiator, laminate flooring, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, laminate flooring, rear aspect upvc double glazed window.

Bathroom
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, laminate flooring, side aspect upvc frosted double glazed window.

Outside
To the front of the property, a paved pathway leads to the front door, bordered by mature shrubs and hedging.

To the side, a tarmacadam driveway provides off-road parking for two vehicles, with gated access leading through to the rear garden.

To the rear is a fully enclosed, south-facing garden, featuring a generous patio area ideal for outdoor furniture and entertaining. A central lawn is complemented by decorative stone borders, with a further paved patio area positioned at the end of the garden.

Tenure & Charges
Freehold.

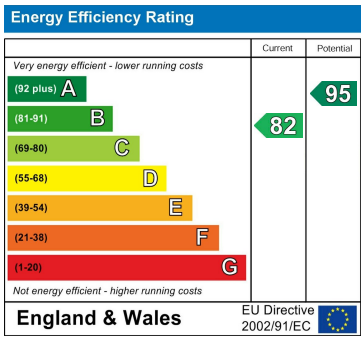
We are advised there are Management Estate Charges of circa £150.00 per annum.

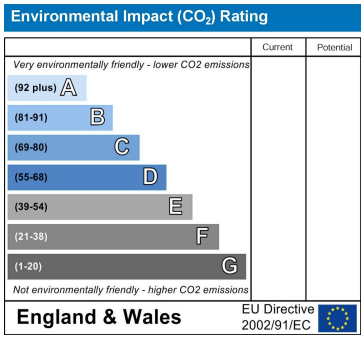
Services
Mains water, drainage, gas and electricity.

Local Authority
Tewkesbury Borough Council.
Council Tax Band: C

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.







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 firms 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.

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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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