Murdock & Wasley
ESTATE AGENTS



22 Tarrington Road

Tredworth, Gloucester, GL1 4PF

£270,000

3 | 1 | 2 | D

Murdock & Wasley Estate Agents are delighted to present to the open market this spacious and well-maintained three-bedroom semi-detached home, ideally situated in a popular and convenient location within easy reach of the city centre.

Offered for sale with no onward chain, this fantastic property boasts a modern fitted kitchen/dining room, a comfortable separate lounge, and the added practicality of a utility room and downstairs cloakroom. Upstairs, there are three bedrooms, all served by a family bathroom.

Externally, the property continues to impress with a generous rear garden, a garage, and a driveway providing off-road parking for multiple vehicles.







Entrance Hall
Access via upvc double glazed door, power points, wall mounted radiator, door to under stairs storage, stairs to landing. Doors lead off:

Kitchen / Diner
Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl single drainer sink unit with a mixer tap over. Appliance points, power points, eye level oven and microwave, five ring gas hob with extractor hood above, space for dishwasher and dining table. Inset ceiling spotlights, tiled flooring, rear aspect upvc double glazed window and rear aspect upvc double glazed door leading to garden. Door leads off:

Utility
Range of base and drawer mounted units, roll edge worktop. Appliance points, power points, space for washing machine and tall fridge freezer. Inset ceiling spotlights, tiled flooring, side aspect upvc double glazed window and side aspect upvc double glazed door leading to garden.

WC
Suite comprising low level wc, wall mounted wash hand basin with taps over, tiled walls, rear aspect window.

Lounge
Television point, data point, power points, fireplace with surround, front aspect upvc double glazed window.

Landing
Power points, access to loft via hatch, aspect upvc double glazed window. Doors lead off:

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

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

Bedroom Three
Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, double step in cubicle with shower over, wall mounted wash hand basin with taps over, wall mounted heated towel rail, panelled walls, rear aspect upvc double glazed window.

Outside
To the front of the property a garden laid to lawn is enclosed by low level brick walling and a concrete drive leads down the side.

To the side of the property a driveway laid to concrete provides off road parking for at least four vehicles directly in front of the garage.

To the rear of the property a patio leads down to a garden laid to lawn with a summer house, bar and shed whilst enclosed by wooden fencing.

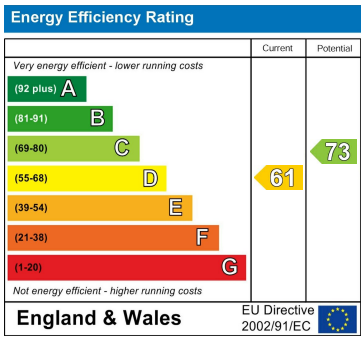
Tenure
Freehold

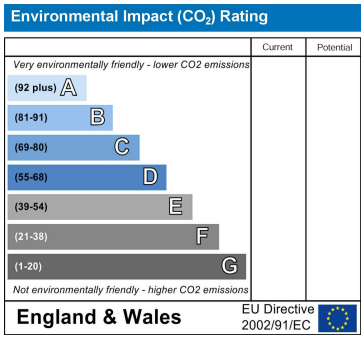
Local Authority
Gloucester City Council
Council Tax Band: B

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.







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.

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

rightmove The Property Ombudsman