



## 75 Soren Larsen Way

Hempsted, Gloucester, GL2 5DL

**Offers over £305,000**



Murdock and Wasley are delighted to welcome to the open market this exceptional double fronted three bedroom home located at the end of a quiet & popular cul-de-sac. The accommodation offers generous living space & in our opinion is perfectly suited for first time buyers.

Comprising entrance hallway, cloakroom, lounge, kitchen/diner, three bedrooms, en-suite & the main family bathroom.

Outside to the rear is an enclosed garden with gated side access which leads to the Garage and Off road parking.



### Entrance Hallway

Approached via Upvc double glazed front door, tiled flooring, power points, radiator, staircase to first floor, doors to lounge & kitchen/diner.

### WC

Upvc double glazed frosted window to rear, white suite comprising of low level wc & pedestal wash hand basin, radiator, towel rail, laminate flooring.

### Lounge

Upvc double glazed windows to front & side, Upvc double glazed french doors to rear, television point, two radiators, power points, telephone point, laminate flooring.

### Open Plan Kitchen/Diner

Upvc double glazed windows to front & rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with separate gas hob & hood, space for fridge/freezer, plumbing for washing machine, integral dishwasher, tiled flooring, power points, two radiators, door to rear lobby.

### Hall

Upvc double glazed door to rear, tiled flooring, under stairs storage cupboard & door to cloakroom.

### Bedroom One

Upvc double glazed windows to front, radiator, power points, door to:

### En-Suite

White suite comprising of shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, part tiled walls.

### Bedroom Two

Upvc double glazed windows to front, airing cupboard, built in wardrobe, radiator, power points.

### Bedroom Three

Upvc double glazed windows to rear, radiator, power points.

### Bathroom

Upvc frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

### Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

### Garage

Accessed via Up & over door. Parking directly in front.

### Tenure

Freehold.

### Local Authority

Gloucester City Council-  
Council Tax Band C

### Services

Mains water, gas, electricity & drainage.

### 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 88                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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