Murdock & Wasley
ESTATE AGENTS



42 Clock Tower Road

Longford, Gloucester, GL2 9FP

Offers in excess of £365,000

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We are delighted to welcome to the market this beautifully presented three double bedroom detached family home, occupying a generous corner plot with a lovely open outlook over greenery.
Offering spacious and well-balanced accommodation throughout, this home is perfectly suited for modern family living, and early viewing is highly recommended.
The ground floor comprises a welcoming entrance hallway, cloakroom, comfortable lounge, a stunning open-plan kitchen/diner, and a practical utility room.
Upstairs, the property continues to impress with three double bedrooms, including a principal bedroom with en-suite, alongside a stylish modern family bathroom.
Externally, the home benefits from a south-facing rear garden, thoughtfully arranged with a mix of paved seating areas and artificial lawn, ideal for low-maintenance outdoor living. To the front and side, there is a garage with parking directly in front.







Entrance Hallway
Approached via a composite front door, with radiator and power points. Stairs lead to the first floor, with doors providing access to both the lounge and the open-plan kitchen/diner.

Lounge
UPVC double glazed windows to the front and UPVC double glazed French doors to the rear, television point, two radiators, and power points.

Open Plan Kitchen/Diner
UPVC double glazed windows to the front, rear, and side, with a range of eye and base level units and roll-edge worktops. The kitchen is fitted with a sink/drainer, electric double oven with induction hob and extractor hood, and space for further appliances. Additional features include two radiators, power points, an understairs storage cupboard, and recessed downlights.

Utility Room
UPVC double glazed door to the rear, fitted with a range of base level units with roll-edge worktops. with space and plumbing for a washing machine and tumble dryer. Wall-mounted combination boiler, radiator, and power points.

Cloakroom
Low-level WC and pedestal wash hand basin, with a radiator and partly tiled walls.

First Floor Landing
UPVC double glazed window to the rear, access to loft via hatch, airing cupboard, and radiator. Doors leading to all rooms.

Bedroom 1
UPVC double glazed windows to both the front and rear, two radiators, and power points.

En-Suite
UPVC frosted double glazed window to the front, shower cubicle, low-level WC, and pedestal wash hand basin. Further benefits include an extractor fan, partly tiled walls, and a radiator.

Bedroom 2
UPVC double glazed windows to both the front and side, radiator, and power points.

Bedroom 3
UPVC double glazed windows to rear, radiator, power points.

Bathroom
UPVC frosted double glazed window to the front, panelled bath with shower over, low-level WC, and pedestal wash hand basin, extractor fan. Further benefits include partly tiled walls and a radiator.

Rear Garden
An enclosed south-facing garden, partly paved with an area laid to artificial lawn, featuring a hidden shed with power & lighting., cold water tap, gated side access & extra outdoor shelter.

Garage & Parking
Up & over door with power & lighting. Two spaces in front & to the side of the garage.

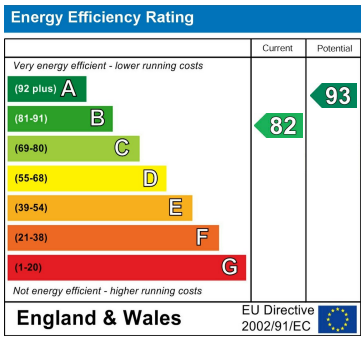
Tenure
Freehold. Please note there is an annual service charge of £100.00

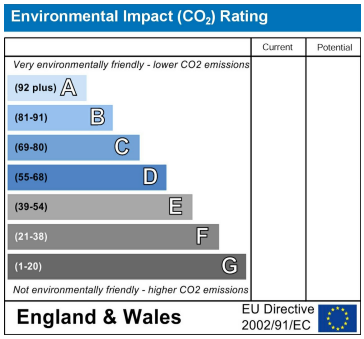
Services
Mains water, gas, electricity & drainage.

Local Authority
Tewkesbury Borough Council- Band D

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.

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