



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

01452 545556



4 BED HOUSE - DETACHED SHORN BROOK CLOSE, GLOUCESTER

- 4 Bedroom
- Detached
- Hunts Grove
- 3 Reception rooms
- No Chain
- Rear Garden
- Drive way
- Garage
- EPC: B86



THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

Open 7 Days a Week

Description

DAVID WILSON 4 BEDROOM DETACHED HOUSE IN HUNTS GROVE FOR £375,000

Property Centre are please to offer this 4 bedroom detached family home in the ever popular area of 'Hunts Grove'

The property is comprised of; entrance hall, lounge, kitchen/ diner, study, dinning room W.C., 4 bedrooms with en-suite to master and family bathroom. The property also benefits from private garden, driveway and garage. Please call 01452 545556 to arrange a viewing.

Entrance

Enter via composite front door

Entrance Hall

Telephone point, radiator, under stairs storage cupboard, central heating thermostat, doors to lounge & study.

Study

3.23m x 2.84m (10'7" x 9'4")

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

Lounge

5.23m x 3.78m (17'2" x 12'5")

Upvc double glazed windows to front, power points, television point, radiator, door to;

Dining Room

3.43m x 3.07m (11'3" x 10'1")

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

Kitchen/ Diner

5.99m x 4.11m (19'8" x 13'6")

Upvc double glazed windows & doors to rear, eye & base level units with roll edge work surfaces, sink/drain, integrated electric oven with gas hob & hood over, fridge/freezer, power points, radiator, television point, tiled flooring, recess down lights.

Utility Room

Upvc double glazed door to side, eye & base level units with roll edge work surfaces, space & plumbing for washing machine & tumble dryer, wall mounted gas combination boiler in cupboard housing, power points, radiator, tiled flooring, extractor fan.

Cloakroom

Low level WC & pedestal wash hand basin, radiator, fuse pane, extractor fan.

Landing

Upvc double glazed window to front, power points, radiator, airing cupboard, loft access via hatch & ladder, doors to all rooms;

Bedroom One

4.29m x 4.22m (14'1" x 13'10")

Upvc double glazed window to rear, power points, television point, radiator, built in wardrobes, door to;

En-suite

Upvc double glazed frosted window to rear, low level WC & pedestal wash hand basin, heated towel rail, extractor fan, shaver point, part tiled walls, double shower cubicle with mains shower.

Bedroom Two

3.86m x 3.73m (12'8" x 12'3")

Upvc double glazed window to front, power points, radiator, built in wardrobes.

Bedroom Three

3.56m x 3.30m (11'8" x 10'10")

Upvc double glazed window to rear, power points, radiator, built in wardrobes.

Bedroom Four

3.76m x 2.72m (12'4" x 8'11")

Upvc double glazed window to front, power points, radiator, built in wardrobes.

Bathroom

Upvc double glazed frosted window to side, low level WC & pedestal wash hand basin, panelled bath, double shower cubicle with mains shower, shaver point, part tiled walls, extractor fan, heated towel rail.

Garden

Partly paved mainly laid to lawn, cold water tap, door to;

Tenure - Freehold

Date Particulars Created 26.06.2020

Agents Notes

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Property Price:

£375,000





THE PROPERTY CENTRE
THE AGENT PEOPLE RECOMMEND

Open 7 Days a Week

RESIDENTIAL SALES - DISCLAIMER NOTICE: Appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission has been approved and would recommend that prospective purchasers should make their own independent enquiries on these matters. All measurements are approximate.

RESIDENTIAL LETTINGS – AGENTS NOTE: Please note that following the introduction of the Tenant Fee Ban on 1 June 2019, most fees previously paid by tenants have now been waived. However, some charges remain. Further details can be found at www.thepropertycentres.co.uk/lettings/lettings-service/tenant-fees-

VIEWING BY PRIOR APPOINTMENT VIA THE PROPERTY CENTRE ON 01452 545556

The Orchard Centre, Bristol Road, Quedgeley, Gloucester, GL2 4SA

quedgeley@thepropertycentres.co.uk www.thepropertycentres.co.uk

Follow us on [facebook.com/ThePropertyCentres](https://www.facebook.com/ThePropertyCentres) or on Twitter [@thepropertycent](https://twitter.com/thepropertycent)

