



## 29 Maldon Gardens

Tredworth, Gloucester, GL1 4PS

**£175,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this ideal starter home, tucked away in a quiet and secluded position while remaining close to local amenities and within walking distance of schools.

The accommodation comprises an entrance hallway, fitted kitchen, spacious lounge/diner, and a bright sun room. On the first floor are two well-proportioned double bedrooms, complemented by a modern family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, along with allocated parking for one vehicle.



## Kitchen

Accessed via upvc double glazed door. Range of wall, base and drawer mounted units, laminate worksurfaces, sink and drainer with mixer tap over, oven/ grill with four ring gas hob with extractor hood over. Appliance points, power points, wall mounted radiator. Space for tall fridge freezer, washing machine and tumble dryer, front aspect double glazed window.

## Lounge

Television point, data points, power points, wall mounted radiator, stairs to landing, rear aspect sliding upvc double glazed door leading to garden.

## Conservatory

Of brick base, side aspect double glazed window, rear aspect double glazed french door leading to garden.

## Landing

Access to loft via hatch. Doors lead off:

## Bedroom One

Power points, wall mounted radiator, rear aspect double glazed windows.

## Bedroom Two

Power points, wall mounted radiator, front aspect double glazed windows.

## Bathroom

Suite comprising low level wc, wall mounted wash

hand basin with mixer tap over and storage below, panelled bath with taps and shower over, wall mounted heated towel rail, tiled walls, front aspect upvc double glazed window.

## Outside

To the front of the property is a garden laid to lawn with a path leading to the front door.

To the side of the property a gate provides rear access, an allocated parking space provides parking for one vehicle. Further non allocated parking is available.

To the rear of the property a garden laid partly to patio and partly to decorative stone is enclosed by wooden fencing and brick walling.

## Tenure

Freehold

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council

Tax Band: B

## 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.



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