



22 Jersey Road

Barton, Gloucester, GL1 4AZ

Offers in excess of £175,000



Murdock & Wasley Estate Agents are pleased to offer this well-presented two double bedroom terraced home, conveniently situated in the area of Barton, close to Gloucester city centre. Offered to the market with no onward chain, this property is ideal for first-time buyers or investors alike.

The accommodation is arranged over two floors, with the ground floor comprising an entrance hall, a comfortable lounge, a separate dining area, and a fitted kitchen, offering practical and well-balanced living space.

To the first floor are two generous double bedrooms and a shower room, conveniently positioned off the landing.

Externally, the property benefits from an enclosed rear garden, providing a good amount of outdoor space. Further benefits include UPVC double glazing and gas central heating throughout.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, coving, openings lead off:

Lounge

Power points, data points, wall mounted radiator, stairs to landing, rear aspect upvc double glazed window. Door leads off:

Dining Room

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

Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge freezer and washing machine, side aspect upvc double glazed window. Door leads off:

Sun Room

Power points, polycarbonate roof, door leads through to garden.

Landing

Access to loft via hatch, doors lead off:

Bedroom One

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

Bedroom Two

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

Shower Room

Suite comprising low level wc, pedestal wash hand basin with taps over, corner cubicle with shower over, all mounted heated towel rail, tiled walls, wall mounted combination boiler.

Outside

To the rear of the property a patio leads down to a garden enclosed by wooden fencing and brick walling.

Tenure

Freehold

Services

Mains water, electricity, gas & drainage.

Local Authority

Gloucester City Council
Tax Band: A

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			89
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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

