



## 23 Wilkes Avenue

Hucclecote, Gloucester, GL3 3LN

**Offers in excess of £240,000**



Murdock & Wasley Estate Agents are thrilled to introduce this well-presented three-bedroom semi-detached house to the open market. Located in a popular area, it is conveniently close to local amenities, top-performing schools, and excellent transport links.

With its spacious interior, enclosed rear garden, and driveway, we expect this property to be in high demand. We highly recommend scheduling a viewing early to avoid disappointment.





### Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing, wall panelling, vinyl flooring. Door to:

### Lounge

Tv point, telephone point, power points, radiator, dado rail, coving, feature fireplace, front aspect upvc double glazed window. Door to:

### Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill with, five ring gas hob with extractor hood over, space for tall fridge/freezer, washing machine and dining table. Glass decorative cabinets, TV point, radiator, partly tiled walls, tiled flooring, coving, Worcester gas fired combination boiler, rear aspect upvc double glazed windows and French doors.

### Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off.

### Bedroom One

Power points, radiator, built in wardrobes, coving, front aspect upvc double glazed window.

### Bedroom Two

Power points, radiator, dado rail, coving, rear aspect upvc double glazed window.

### Bedroom Three

Power points, radiator, coving, front aspect upvc double glazed window.

### Bathroom

Suite comprising panelled bath with electric shower over, heated towel rail, inset ceiling spotlights, fully tiled walls, coving, side and rear aspect upvc double glazed window.

### Outside

The front of the property features a gravel driveway offering off-road parking for two vehicles.

A wooden gate provides side access to the rear garden.

The rear of the property boasts an enclosed garden featuring a flagstone patio, ideal for outdoor dining and entertaining. This leads to a flat lawn complemented by a wooden shed.

### Agents Note

Number 23 was previously an ex local authority Unity House Type - About 15000 Unity PRC houses were built in the 1950's mostly as semi-detached and terraced houses. They were factory produced and assembled on site with precast reinforced concrete (PRC)

This property was reinstated under the PRC Homes Ltd repair scheme. This Unity PRC house was issued with a PRC certificate. Most high street lenders will lend on the property but please make enquires before making an offer.

### Tenure

Freehold

### Local Authority

Gloucester City Council

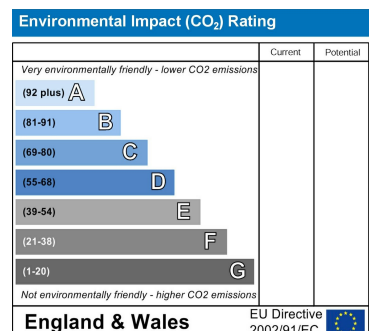
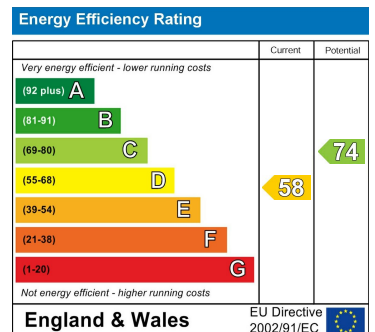
Council Tax Band: B

### Services

Mains water, gas, electricity and 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.



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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