Murdock & Wasley
ESTATE AGENTS

Flat 2, 64 Moor Street

Tredworth, Gloucester, GL1 4NJ

Offers in excess of £110,000

1 | 1 | 1 | C

Murdock & Wasley Estate Agents are delighted to offer this well-presented one bedroom ground floor flat situated in a sought-after residential location on Moor Street in Tredworth, Gloucester.

The area is well regarded for its convenient access to Gloucester city centre, local shops, schools, and excellent transport links, making it ideal for first-time buyers, investors, or those looking to downsize.

This property offers comfortable living space with the added benefit of a private rear garden, off-road, non-allocated parking, and is offered to the market with no onward chain.

Communal Entrance
Accessed via upvc double glazed door, telephone intercom system. Doors lead off:

Entrance Hall
Accessed via upvc double glazed door, power points, wall mounted radiator, telephone intercom system, tiled flooring, doors lead off:

Lounge / Diner
Television point, data points, power points, wall mounted radiator, coving, upvc double glazed french door leading to garden.

Internal Hallway
Door to airing cupboard. Doors and openings lead off:

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, washing machine and dishwasher, rear aspect upvc double glazed window and side aspect opaque glass block window.

Shower Room
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with shower over, wall mounted heated towel rail. wall mounted radiator, partly tiled walls, tiled flooring, side aspect single glazed window.

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

Outside
To the front of the property a non allocated parking space provides parking for one vehicle.

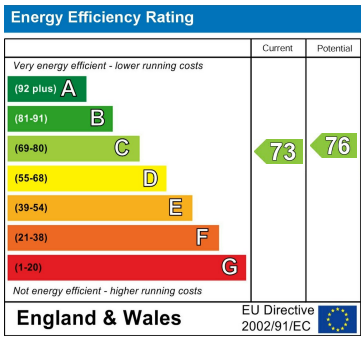
To the rear of the property a garden mainly laid to lawn is enclosed by wooden fencing.

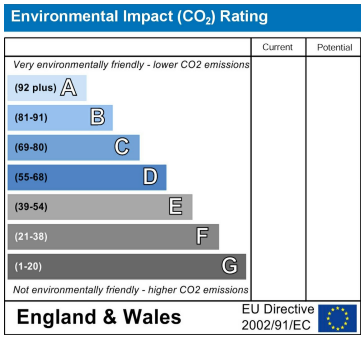
Tenure & Charges
Leasehold
1/4 share of the freehold.
Lease Length: 999 Years from 25/12/1990
Peppercorn Ground Rent
Maintenance Costs & Building Insurance previously split four ways.

Services
Mains water, gas, electricity & 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.





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.

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

rightmove
The Property Ombudsman