



## 30 New Street

Gloucester, GL1 5BA

**£175,000**



Murdock & Wasley Estate Agents are pleased to present this charming two-bedroom terraced house, ideally located within walking distance of the city centre and local amenities.

Offering spacious accommodation, the property features two reception rooms, two double bedrooms, and an enclosed rear garden. Perfectly suited for first-time buyers or investors, we strongly recommend an early viewing to avoid disappointment.



### Entrance Hall

Accessed via upvc double glazed door, power points, dado rail, laminate flooring, stairs to first floor landing. Door to:

### Dining Room

Power points, radiator, space for dining table, rear aspect upvc double glazed window. Opening to:

### Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed window.

### Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge and washing machine. Alpha gas fired combination boiler, partly tiled walls, side aspect double glazed window and door.

### Bathroom

Suite comprising panelled bath with shower attachment, low level wc, pedestal wash hand basin. UPVC wall panelling, radiator, side aspect upvc double glazed window.

### Landing

Doors lead off:

### Bedroom One

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

### Bedroom Two

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

### Outside

At the rear, the property benefits from an enclosed garden featuring a flagstone patio, perfect for outdoor dining and entertaining, which leads onto a flat lawn. The garden also includes an outside tap and a useful storage shed.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band: A

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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