



## 49 Melbourne Street East

Tredworth, Gloucester, GL1 4NS

**£250,000**



Murdock & Wasley Estate Agents are pleased to offer this well-proportioned three double-bedroom semi-detached home, ideally located in a central and convenient location.

The property offers a generous layout comprising an entrance hall, lounge, separate family room, dining area, utility room, and ground-floor shower room. Upstairs, the landing leads to three double bedrooms and a large family bathroom.

Outside, the home benefits from off-road parking for up to two vehicles, a private enclosed rear garden, a lean-to, and a useful outbuilding that provides additional flexible space.

A fantastic opportunity for families or buyers seeking spacious accommodation in a well-connected area.



### Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing. Doors lead off:

### Lounge

Television point, power points, wall mounted radiator, front aspect upvc double glazed window.

### Family Room

Power points, wall mounted radiator, side aspect upvc double glazed door leading to lean to. Doors lead off:

### Dining Area

Power points, wall mounted radiator, space for dining table and large fridge freezer. Opening leading off:

### Kitchen

Range of base, wall and drawer mounted units, laminate worktops, stainless steel sink with mixer tap over, space for range cooker with five ring gas hob over and extractor above, appliance points, space for dishwashing machine, partly tiled walls, tiled flooring, radiator, rear aspect double glazed window. Opening leads off:

### Utility Room

Range of base, wall and mounted units, laminate worktops, appliance points, space for washing machine, partly tiled walls, tiled flooring, rear aspect upvc double glazed door leading to garden.

### Shower Room

Suite comprising low level wc, corner cubicle with shower over, all mounted wash hand basin with storage below and taps over, wall mounted radiator, partly tiled walls, tiled flooring, front and rear aspect frost upvc double glazed window.

### 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, side aspect upvc double glazed window.

### Bedroom Three

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

### Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, wall mounted wash hand basin with storage below and taps over, tiled walls, wall mounted radiator, side aspect frosted upvc double glazed window.

### Outside

To the front of the property a driveway provides parking for up to two vehicles.

To the rear of the property a flagstone patio leads to a garden laid to lawn which is enclosed by wooden fencing.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council

Tax Band: B

### Awaiting Vendor Approval

These 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                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      |           |
| (55-68) D                                   |  |                         |           |
| (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 <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 |           |

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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