



80 Finlay Road

Gloucester, GL4 6TP

Offers over £285,000



MURDOCK & WASLEY ESTATE AGENTS welcome for sale this fantastic opportunity to purchase this popular detached home which really has undergone the full treatment. From a new heating system, new bathroom, kitchen & rear garden to name just a few. The accommodation now comprises of: Entrance hallway, cloakroom, OPEN PLAN kitchen/diner & lounge. Upstairs are three bedrooms & shower room. Outside to the rear we have an enclosed garden & GARAGE while to the front we have off road parking.



Entrance Hallway

Approached via Upvc double glazed front door, tiled flooring, power points, radiator, staircase to first floor, doors to cloakroom, opening to open plan kitchen/diner.

Cloakroom

White suite comprising of low level wc & pedestal wash hand basin, tiled flooring.

Kitchen/Diner 18'4" x 15'8" (5.6 x 4.8)

Upvc double glazed windows & sliding doors to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven, microwave & separate hob & hood, built in fridge/freezer, plumbing for washing machine, cupboard housing combination boiler, power points, tiled flooring, two radiators, opening to:

Lounge 12'9" x 12'1" (3.9 x 3.7)

Upvc double glazed windows to front, television point, radiator, power points.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, power points, doors to all rooms.

Bedroom 1 12'5" x 11'5" (3.8 x 3.5)

Upvc double glazed windows to rear, radiator, power points.

Bedroom 2 12'5" x 12'1" (3.8 x 3.7)

Upvc double glazed windows to front, radiator, power points.

Bedroom 3 12'1" x 7'2" (3.7 x 2.2)

Upvc double glazed windows to rear, radiator, power points.

Shower Room

Upvc frosted double glazed windows to front, double shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls, extractor fan.

Rear Garden

Enclosed area, partly paved, partly laid to lawn, cold water tap, gated side access.

Garage

Up & over door.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & 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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

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