



23 Melbourne Street East

, Gloucester, GL1 4NU

£230,000



We are delighted to welcome to the open market this well-presented and versatile three/four bedroom home, ideally tucked away at the end of a quiet cul-de-sac in Tredworth.

Offered for sale with no onward chain, the property is clean and tidy throughout and provides flexible living accommodation, making it an excellent opportunity for first-time buyers or buy-to-let investors.

Early viewing is highly recommended to appreciate the potential and location on offer.



Entrance Hallway

Accessed via Upvc double glazed front door, radiator, stairs leading to first floor. Doors to sitting room (currently being used as a bedroom) & lounge.

Reception Room (Currently Used As A Bedroom)

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

Lounge

Upvc double glazed windows to rear, television point, radiator, power points, under stairs storage space.

Kitchen

Upvc double glazed windows & door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, partly tiled walls, extractor fan.

Ground Floor Bathroom

Upvc frosted double glazed window to side & rear, shower cubicle, low level wc & pedestal wash hand basin, cupboard housing combination boiler, radiator.

First Floor Landing

Storage cupboard, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Rear Garden

An enclosed area which is partly paved, with an area laid to lawn, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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.

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

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