



## 27 Woolstrop Way

Quedgeley, Gloucester, GL2 5NL

**Offers in excess of £269,500**



Murdock & Wasley Estate Agents are delighted to present this attractive two bedroom semi-detached bungalow, positioned at the end of a peaceful no-through road.

Offering excellent internal proportions, this much loved bungalow requires some light finishing touches, giving buyers the chance to personalise.

Internal living accommodation comprises of: Entrance hallway, kitchen, lounge, two bedrooms, bathroom & rear lobby. Outside is an enclosed & private garden with garage & driveway also included.





### Entrance Hallway 8'10 x 3'5 (2.69m x 1.04m)

Approached via Upvc double glazed front door, radiator, access to loft via hatch, airing cupboard, doors to both bedrooms, lounge, bathroom & kitchen.

### Kitchen 9'4 x 8'11 (2.84m x 2.72m)

Door & window to rear, eye & base level units with roll edge work tops, sink/drain, built in fridge/freezer, integrated electric oven with separate gas hob & hood, tiled flooring, partly tiled walls.

### Lounge 12'9 x 11'3 (3.89m x 3.43m)

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

### Bedroom 1 11'1 x 10'3 (3.38m x 3.12m)

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

### Bedroom 2 9'5 x 8'11 (2.87m x 2.72m)

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

### Bathroom 7'0 x 5'8 (2.13m x 1.73m)

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls.

### Rear Porch

Upvc double glazed door to rear, Upvc double glazed windows throughout,

### Rear Garden

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

### Garage

Accessed via double doors with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### 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) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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