Murdock & Wasley
ESTATE AGENTS

80 Estcourt Road

Gloucester, GL1 3LQ

£375,000

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Murdock & Wasley Estate Agents are delighted to present this heavily extended three-bedroom semi-detached family home, positioned on a highly sought-after tree-lined road close to excellent schools, local amenities and the city centre.

Originally built in the 1930s, the property beautifully blends attractive character features with a high-quality finish throughout. Offering generous and versatile living space, the accommodation includes two spacious reception rooms and three well-proportioned bedrooms, making it ideal for growing families.

Outside, the home benefits from a beautifully maintained south-westerly facing garden, a detached garage and ample driveway parking. Furthermore, the property still offers exciting potential for further enhancement, subject to the necessary consents.

Entrance Hall
Accessed via front door, power points, radiator, stairs to first floor landing, understairs storage cupboard to boiler, original tiled flooring. Doors lead off:

Lounge
Power points, radiator, alcove storage, picture rail, front aspect upvc double glazed bay window.

Kitchen
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, space for range cooker with extractor hood over, fridge/freezer and washing machine. Partly tiled walls, tiled flooring, rear and side aspect upvc double window and side aspect upvc double glazed door.

Dining Room
Tv point, power points, radiator, feature fireplace, alcove storage, picture rail, inset ceiling spotlights, velux rooflight, rear aspect upvc double glazed door leading to the garden.

Landing
Access to loft space, wooden flooring, side aspect upvc double glazed window. Doors lead off:

Bedroom One
Power points, radiator, feature fireplace, picture rail, wooden flooring, front aspect upvc double glazed bay window.

Bedroom Two
Power points, radiator, feature fireplace, fitted wardrobe, picture rail, wooden flooring, rear aspect upvc double glazed window.

Bedroom Three
Power points, radiator, fitted wardrobes, inset ceiling spotlights, skylight, rear aspect upvc double glazed window.

Bathroom
Suite comprising, panelled bath with shower and separate taps over, low level wc, pedestal wash hand basin with separate taps over. Partly tiled walls, heated towel rail, storage cupboards, laminate flooring, inset ceiling spotlights, front aspect upvc frosted double glazed window.

Outside
To the front, there is a driveway providing off-road parking for two vehicles, alongside a flat lawn bordered by mature shrubs and hedges. A wooden gate offers convenient access to the rear garden.

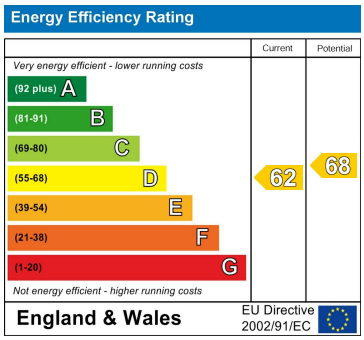
At the rear, there is an enclosed south-west-facing garden featuring a flat lawn and a detached outbuilding. The garage is accessible via an up-and-over door and a wooden side door, and benefits from power, lighting, and windows to the rear and side aspects.

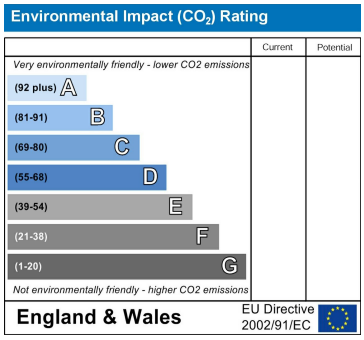
Tenure
Freehold.

Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City Council.
Council Tax Band: C

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.





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