



23 Grafton Road

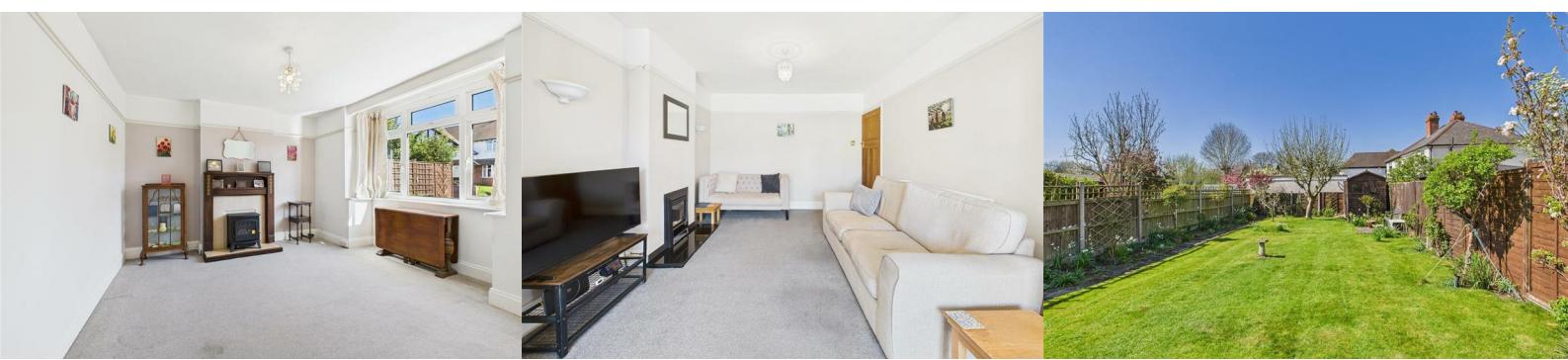
Longlevens Gloucester, GL2 0QP

Offers in excess of £400,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this fantatsic opportunity to acquire this extended three double bedroom detached house situated in a sought after location close to top achieving schools and fantastic transport links.

Boasting spacious and versatile accommodation downstairs, three double bedrooms upstairs and a beautifully manicured westerly facing garden and driveway, we feel this property is a fantastic purchase and highly advise an early viewing to avoid disappointment.



Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, radiator, picture rail, stairs to first floor landing. Doors lead off:

Cloakroom

Low level wc, circular sink unit with mixer tap over, tiled flooring, side aspect upvc double glazed window.

Sitting Room

Tv point, power points, radiator, picture rail, feature electric fireplace, front aspect upvc double glazed bay window.

Lounge/ Diner

Tv point, power points, radiators, picture rail, feature gas fireplace, space for dining table, rear aspect upvc double glazed sliding doors. Opening to:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob, space for fridge and dishwasher. Partly tiled walls, vinyl flooring, rear aspect upvc double glazed window.

Utility

Range of base, wall and drawer mounted units, laminate worksurface, stainless steel sink unit with mixer tap over. Appliance points, power points, space for tall fridge/ freezer, washing machine and tumble drier. Valliant gas fired combination boiler, partly tiled walls, tiled flooring, heated towel rail, side aspect upvc double glazed window and door.

Landing

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

Bedroom One

Power points, radiator, picture rail, two sets of built in wardrobes, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, picture rail, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, picture rail, side and rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment over, low level wc, pedestal wash hand basin with separate taps over. Heated towel rail, wall cabinet, vinyl flooring, front aspect upvc double glazed window.

Outside

To the front of the property, a tarmacadam driveway offers off-road parking for two to three vehicles, enclosed by a low-level wall and panelled fencing for added privacy.

Double wooden gates to the side provide secure access to the rear of the property, where further off-road parking is available.

The rear garden is beautifully manicured, featuring a flagstone patio, perfect for outdoor dining, leading onto a well-maintained lawn. The garden is enhanced by an array of mature trees and shrubs, including a Bramley apple tree, a flowering cherry tree, and several David Austin rose bushes.

Additional features include an outside tap and a versatile workshop equipped with power, lighting, and side-facing windows.

Tenure

Freehold

Local Authority

Gloucester City Council

Council Tax Band: D

Services

Mains water, gas, electricity and 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		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(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		60
(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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email: office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW