



50 St. Pauls Road

St Pauls, Gloucester, GL1 5AR

£170,000



Murdock & Wasley Estate Agents are delighted to present this well-maintained two-bedroom starter home, ideally situated within easy reach of Gloucester Quays and Gloucester city centre.

Perfectly suited to first-time buyers, the property combines characterful period features with comfortable modern living, offering two spacious double bedrooms, a spacious bathroom, an enclosed rear garden, and on-street parking. This charming home provides a stylish and welcoming living space in a convenient and sought-after location.



Entrance Hall

Accessed via secure door, wall mounted radiator, laminate flooring, stairs to first floor landing. Doors lead off:

Lounge

Power points, wall mounted radiator, fireplace with surround, laminate flooring, front aspect upvc double glazed window.

Dining Room

Power points, wall mounted radiator, laminate flooring, door to under stairs storage, opening leads off:

Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor over. Space for fridge/freezer and washing machine, partly tiled walls, tiled flooring, wall mounted radiator, side aspect upvc double glazed window, side aspect upvc double glazed door leading to garden.

Landing

Access to loft via hatch. Doors lead off:

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, laminate flooring, rear aspect upvc double glazed window.

Outside

To the rear of the property a courtyard leads down to a garden laid to lawn that is enclosed by wooden fencing.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold.

Local Authority

Gloucester City Council

Tax Band: A

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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.

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

