



20 Worcester Parade

Gloucester, GL1 3AR

£170,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this two double bedroom terraced property, ideally situated in a central location close to the city centre and a range of local amenities.

Offered to the market with no onward chain, the property requires modernisation throughout but presents an excellent opportunity for buyers to update and personalise to their own taste. Further benefits include an enclosed rear garden and gas central heating.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, dado rail, wooden door to understairs storage cupboard, stairs to first floor landing. Doors lead off.

Lounge

Tv point, power points, radiator, front aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminated worksurfaces, stainless steel sink unit with separate taps over. Appliance points, power points, space for oven, fridge freezer, washing machine and dining table, radiator, partly tiled walls, two rear aspect upvc double glazed windows.

Bathroom

Suite comprising low level wc, pedestal wash band basin, panelled bath with mixer tap over, radiator, side aspect upvc double glazed window.

Landing

Power points, radiator, access to loft room. Doors lead off:

Bedroom One

Tv point, power points, radiator, two front aspect upvc double glazed windows.

Bedroom Two

Power points, radiator, two built in storage cupboards with one housing vaillant combi boiler, rear aspect upvc double glazed window.

Outside

To the rear of the property is an enclosed garden with patio area and decorative stone path.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: B

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	71	83
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

