



1 Capel Road

Matson, Gloucester, GL4 6JP

£260,000



Murdock & Wasley are proud to present this beautifully presented and extended three double bedroom home, offering stylish and modern living throughout and maintained in fantastic condition.

Ideal for families, first-time buyers, or anyone seeking a home ready to move straight into, the property boasts light and contemporary accommodation, combining modern finishes with practical everyday living.

Further benefits include a spacious rear garden, perfect for entertaining, relaxing, or family enjoyment.

Situated within a well-connected area of Gloucester, close to local amenities, schools, and transport links, this superb home offers both comfort and convenience. Early viewing is highly recommended.



Entrance Hall

Accessed via upvc double glazed door, wall mounted radiator, stairs to first floor landing, opening leads off:

Lounge

Television points, data points, power points, custom media wall, inset electric fire, wall mounted radiator, inset ceiling spotlights. Openings lead off:

Office Area

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

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, range cooker with five ring gas hob and extractor over, Integral dishwasher, inset ceiling spotlights, peninsula with breakfast bar, laminate worksurfaces, tiled flooring, wall mounted radiator, inset ceiling spotlights, space for dining table, rear aspect upvc double glazed window, rear aspect upvc double glazed french door leading to the garden. Opening leads off:

Family Area

Power points, space for large fridge freezer. Door leads off:

Gym

Power points, wall mounted radiators, space for washing machine, underfloor heating, tiled flooring, side aspect upvc double glazed windows, front aspect upvc double glazed door, rear aspect upvc double glazed door leading to garden.

Shower Room

Suite comprising low level wc, corner cubicle with shower over, wall mounted wash hand basin with mixer tap over and storage below, tiled walls, wall mounted heated towel rail, tiled flooring, inset ceiling spotlights.

Landing

Power points, wall mounted radiator, access to loft via hatch and drop down ladder, front aspect upvc double glazed window. Doors lead off:

Bedroom One

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

Ensuite

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, partly tiled walls, tiled flooring, wall mounted heated towel rail, side aspect frosted upvc double glazed window.

Bedroom Two

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

Bedroom Three

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

Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below and too the side, wall mounted radiator, partly tiled walls, tiled flooring, inset ceiling spotlights, front aspect frosted upvc double glazed windows.

Outside

To the front of the property a garden is enclosed by low level fencing with a path leading to the front door.

To the rear of the property a patio leads down to a garden laid to lawn with a path leading down to a decked area providing space for garden furniture whilst bordered by mature shrubs and enclosed by brick walling and wooden fencing.

Services

Mains water, gas, electricity and drainage.

Tenure

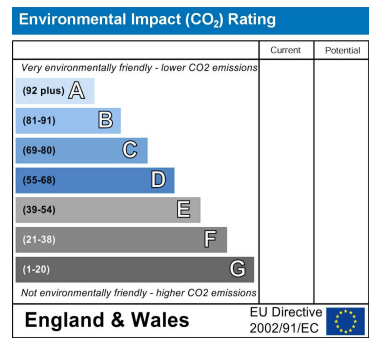
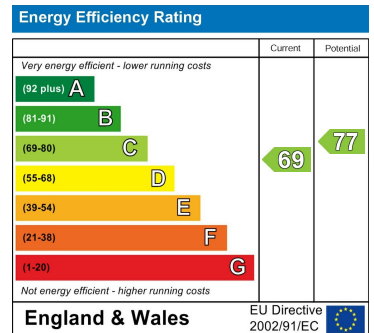
Freehold

Local Authority

Gloucester City Council
Tax Band: A

Awaiting Vendor Approval

Mains water, gas, electricity and drainage.



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

