



8 Holland Court, Denmark Road

Gloucester, GL1 3LB

Offers in excess of £260,000



Murdock & Wasley Estate Agents are delighted to present this three-bedroom terraced home, ideally positioned within a popular and convenient residential location, just a short distance from Gloucester City Centre, Hospital, Grammar Schools and Train Station.

The property offers generous accommodation throughout, including three well-proportioned double bedrooms, a newly fitted bathroom and a kitchen/diner featuring French doors that open directly onto the private rear garden, creating an ideal space for both everyday family living and entertaining.

Further benefits include off-road parking and a former garage which has been thoughtfully converted to provide a utility, while retaining useful storage to the front.



Entrance Hall

Accessed via upvc double glazed door, power points. Doors lead off.

Cloakroom

Low level wc, wall mounted wash hand basin with separate taps over, radiator, skylight.

Lounge

Tv point, power points, radiator, stairs to first landing, front aspect upvc double glazed window.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for dishwasher, fridge/freezer and dining table, radiator, rear aspect upvc double glazed window and French doors leading to the garden.

Utility/ Store (Converted Garage)

Power points, radiator, inset ceiling spotlights, space and plumbing for washing machine and tumble dryer, gas fired combination boiler.

Landing

Power points, access to loft space via hatch. Doors lead off.

Bedroom One

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

Bedroom Two

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

Bedroom Three

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

Bathroom

Suite comprising low level wc, pedestal wash hand basin, panelled bath with shower off the mains over. Heated towel rail, radiator, partly tiled walls, front aspect upvc double glazed window.

Outside

To the front of the property is a gravelled driveway providing convenient off-road parking. The former garage has been converted into a playroom while retaining the original up-and-over door. A partitioned storage area remains to the front, providing useful space for bicycles, a lawn mower and other outdoor equipment.

The property benefits from a pleasant, enclosed rear garden, predominantly laid to lawn with established planted borders, mature shrubs and a paved seating area. Timber fencing provides a good degree of privacy, while a personnel gate offers convenient rear access.

Tenure & Charges

Freehold.

We are advised that there is an estate management cost of £250 per annum

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: C

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		87
(81-91) B		
(69-80) C		64
(55-68) D		
(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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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