



34 Merevale Road

Gloucester, GL2 0QY

£525,000



We are delighted to have been instructed to market this beautifully appointed 1930's detached family home, offering an abundance of both internal and external living space.

Situated on a highly desirable tree-lined road, the property is within walking distance of excellent local amenities and well-regarded schools, making it an ideal purchase for growing families seeking their forever home.

The accommodation is spacious and well-balanced throughout, perfectly suited to modern family living, while still retaining the charm and character of its era.

Externally, the property boasts a south-facing rear garden, a detached garage, and off-road parking, further enhancing its appeal.



Entrance Hallway

Accessed via Upvc double glazed front door, radiator, engineered wood flooring, stairs leading to first floor with understairs storage space, doors leading to cloakroom, both reception rooms & kitchen.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin.

Living Room

Upvc double glazed bay window to front, television point, radiator, power points, log burner.

Open Plan Kitchen/Diner

Upvc double glazed windows to both side & rear, Upvc double glazed door to side, Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, engineered wood flooring, power points, partly tiled walls. opening through too:

Family Room

Television point, radiator, log burner, engineered wood flooring, power points.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points, television point.

Bedroom 2

Upvc double glazed frosted windows to side, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points.

Bedroom 4

Upvc double glazed windows to front, radiator, power points.

Upstairs W.C

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, cupboard housing combination boiler.

Bathroom

Upvc frosted double glazed window to rear, panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, partly tiled walls.

Rear Garden

A fantastic size garden which is south facing, partly paved, mainly laid to lawn, gated side access, two sheds.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	75
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.

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

