



26 Bibury Road

Gloucester, GL4 6TU

Offers in excess of £225,000



Murdock & Wasley Estate Agents are delighted to welcome to the market this well-presented three-bedroom semi-detached home, situated on Bibury Road, on the outskirts of Gloucester. The accommodation comprises of: Entrance hallway, ground floor bathroom, lounge, dining room & kitchen. Upstairs are three bedrooms. Outside we have a fantastic size garden with large work shop. To the front we have off road parking.



Entrance Hallway

Approached via Upvc double glazed front door, wood flooring, staircase to first floor, power points, central heating thermostat, doors to lounge & ground floor bathroom.

Ground Floor Bathroom 7'7 x 6'9 (2.31m x 2.06m)

Upvc frosted double glazed window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled flooring, shaver point, extractor fan, storage cupboard.

Lounge 15'9 x 9'10 (4.80m x 3.00m)

Upvc double glazed window to front, television point, radiator, gas fire place, telephone point, wood flooring, exposed beams, door to kitchen & archway to:

Dining Room 12'0 x 8'1 (3.66m x 2.46m)

Upvc double glazed windows to side & rear. Upvc double glazed door to side, tiled flooring, radiator, recessed down lights, power points.

Kitchen 10'9 x 8'7 (3.28m x 2.62m)

Upvc double glazed window to rear & Upvc double glazed door to rear, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for fridge/freezer, plumbing for washing machine & dish washer, radiator, power points, part tiled walls, wall mounted combination boiler, under stairs storage cupboard.

First Floor Landing

Upvc double glazed window to rear, doors to all rooms.

Bedroom 1 15'11 x 7'7 (4.85m x 2.31m)

Upvc double glazed windows to front & rear, two radiators, power points, built in wardrobes.

Bedroom 2 9'10 x 7'11 (3.00m x 2.41m)

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

Bedroom 3 7'6 x 7'0 (2.29m x 2.13m)

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

Rear Garden

Enclosed area which is partly paved, mainly laid to lawn, shed, large workshop, cold water tap, gated side access.

Tenure

Freehold.

Services

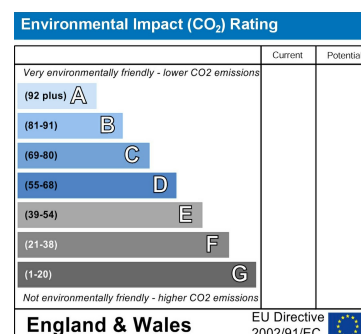
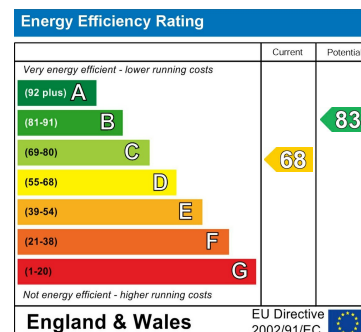
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band A

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.



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.

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