Murdock & Wasley
ESTATE AGENTS



23 Swan Road

Kingsholm, Gloucester, GL1 3BJ

Offers in excess of £230,000

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We are delighted to welcome to the open market this spacious terraced home, ideally located on Swan Road in the popular Kingsholm area.
Presented in good order throughout, the property offers excellent potential and would make an ideal first-time purchase or investment opportunity.
Conveniently situated within walking distance of the city centre, the home benefits from a range of local amenities and transport links nearby.







Entrance Hallway
Accessed via a Upvc double glazed front door, the entrance hallway features original ceramic tiled flooring and a radiator. Stairs lead to the first floor, with doors providing access to both reception rooms.

Lounge (Potentially Bedroom 4)
Upvc double glazed windows to front, radiator, power points.

Dining Area
Upvc double glazed french doors leading to the rear garden, radiator, power points. built in storage, under stairs storage cupboard.

Kitchen
Upvc double glazed windows to the side, fitted with a range of eye and base level units with roll-edge worktops incorporating a sink/drainer, electric oven with induction hob and extractor hood. Additional features include a cupboard housing the combination boiler, tiled flooring, and power points.

Shower Room
Upvc double glazed window to rear, shower cubicle with electric shower over, low level wc & pedestal wash hand basin, heated towel rail.

First Floor Landing
Access to loft via hatch, doors to all bedrooms.

Bedroom 1
Upvc double glazed windows to front, radiator, power points.

Bedroom 2
Upvc double glazed windows to rear, radiator, power points.

Bedroom 3
Upvc double glazed windows to rear, radiator, power points.

Rear Garden
An enclosed courtyard garden with storage.

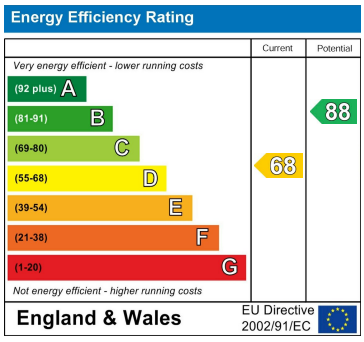
Tenure
Freehold.

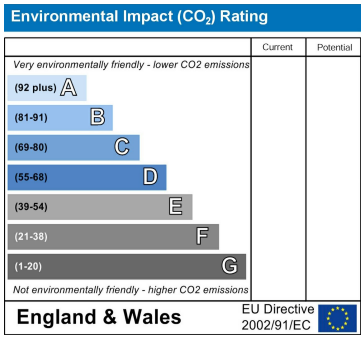
Services
Mains water, electricity, gas & drainage.

Local Authority
Gloucester City Council- Band A

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.







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 firms 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.

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