



37a Malvern Road

Kingsholm, Gloucester, GL1 3JT

£160,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two-bedroom ground floor maisonette, situated in the popular area of Kingsholm.

This well-maintained property offers an excellent opportunity for buyers to create a home tailored to their own tastes. The accommodation comprises a fitted kitchen, a comfortable living room, two well-proportioned bedrooms, and a family bathroom. Outside, the property benefits from a garden and garage.

Conveniently located close to a range of local amenities, well-regarded schools and excellent transport links, the property also benefits from its long lease, making it an excellent opportunity for first-time buyers, downsizers, or investors.



Entrance Hall

Access via upvc double glazed door, wall mounted radiator, door to airing cupboard. Doors lead off:

Lounge / Dining Area

Television points, data points, wall mounted radiator, front aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for cooker, washing machine and fridge. Partly tiled walls, pantry, rear aspect upvc double glazed window.

Bedroom One

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

Bedroom Two

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

Bathroom

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

Outside

To the front of the property a drive laid to concrete leads to the rear.

To the rear of the property a shared garden is laid to lawn whilst enclosed by wooden fencing and brick walling.

Tenure & Charges

Leasehold

1/4 Share of the Freehold

Lease Length: 999 Years from 16th October 1981

Ground Rent: Peppercorn

Services

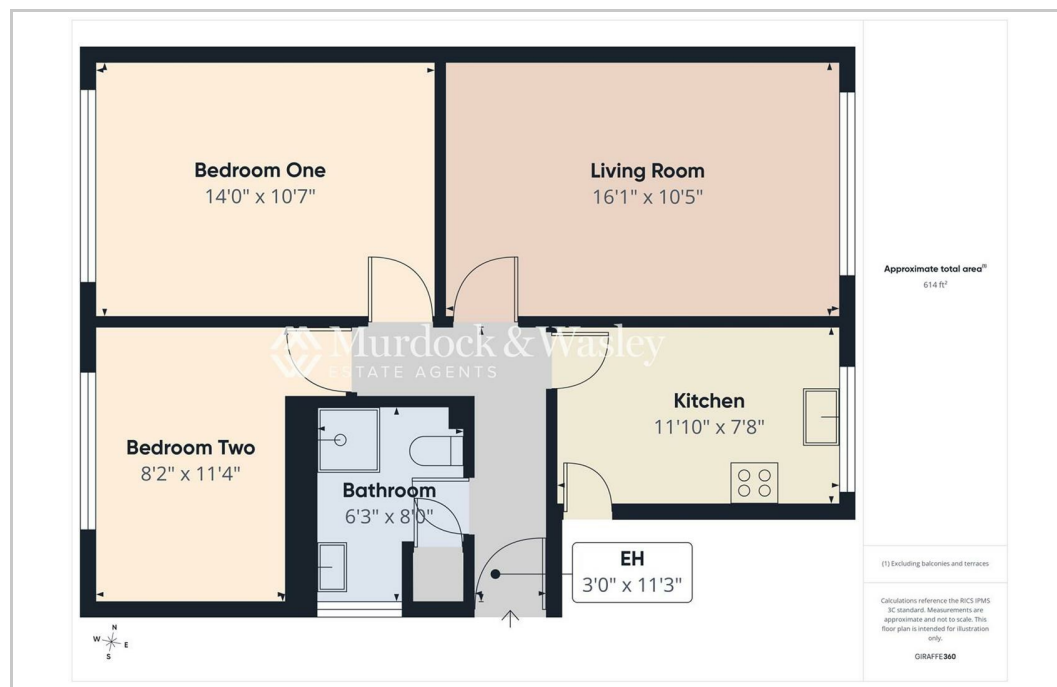
Local Authority

Gloucester City Council

Tax 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.



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		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

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

