



## 31 Birchall Avenue

, Gloucester, GL4 6LP

**£287,500**



MURDOCK & WASLEY ESTATE AGENTS welcome NEW TO THE MARKET this exceptionally presented four bedroom property located on a generous size plot. The accommodation has been altered in the past to offer further space downstairs. In brief we have: Entrance hallway, shower room, lounge, OPEN PLAN Kitchen/Diner/Family Room & utility. Upstairs we have four bedrooms ( 3 doubles & 1 single) & bathroom. Outside space we have a large, private garden which is mainly laid to lawn.

Further benefits include Upvc double glazing, gas central heating & is offered with NO CHAIN



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, storage cupboard, stairs leading to first floor, doors to shower room, kitchen & lounge, sky light.

**Ground Floor Shower Room**

Upvc frosted double glazed window to side, shower & washing basin currently being installed.

**Open Plan Kitchen/Diner/Family Room 21'11" x 20'11" (6.7 x 6.4)**

Three Upvc double glazed windows to rear, & two to side, french doors to side, eye & base level units with roll edge work surfaces, sink/drain, cooker point, space for appliances, half carpeted, half laid to laminate flooring, part tiled walls, power points, two radiators, doors to utility & double doors to lounge.

**Lounge 17'8" x 12'9" (5.4 x 3.9)**

Upvc double glazed windows to both front & rear, television point, power points, two radiators.

**Utility Room 9'6" x 7'2" (2.9 x 2.2)**

Upvc double glazed door to front, base level units with roll edge work surfaces, space & plumbing for fridge/freezer, washing machine & tumble dryer, tiled flooring, power points.

**First Floor Landing**

Three Upvc double glazed windows to front, storage cupboard, access to loft, doors to all rooms.

**Bedroom 1 12'1" x 10'5" (3.7 x 3.2)**

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

**Bedroom 2 12'1" x 10'5" (3.7 x 3.2)**

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

**Bedroom 3 10'9" x 8'10" (3.3 x 2.7)**

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

**Bedroom 4 9'2" x 7'10" (2.8 x 2.4)**

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

**Bathroom**

Two Upvc double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, towel rail.

**Rear Garden**

A fantastic size garden which is partly paved, mainly laid to lawn, two trees with ( T.P.O on)

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- 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			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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