



33 Stirling Way

Tuffley, Gloucester, GL4 0XR

£125,000



Murdock & Wasley Estate Agents are pleased to bring to the open market this first-floor, two-bedroom maisonette, offered with no onward chain and requiring modernisation throughout. The property benefits from a pleasant outlook over green space to the front, a south-facing enclosed communal garden to the rear, and the added advantage of off-road parking and a long lease.



Entrance Hall

Accessed via a solid wooden door, power point, stairs to first floor landing.

Landing

Power points, telephone point, access to loft space, storage cupboard, airing cupboard. Doors to all rooms:

Lounge

Power points, Tv point, electric heater, front aspect wooden glazed window.

Kitchen

Range of base, wall and drawer mounted units. laminate worksurfaces, stainless steel sink unit with a mixer tap over. Space for cooker, fridge/ freezer, dishwasher and washing machine. Partly tiled walls, front aspect wooden glazed window.

Bedroom 1

Power points, rear aspect upvc double glazed window.

Bedroom 2

Power points, rear aspect glazed window.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin. Partly tiled walls, shaver point, side aspect frosted glazed window.

Outside

Externally there is a south facing communal garden and allocated off road parking.

Tenure & Charges

Leasehold

500 years from 1st of May 2000.

Service Charge (inclusive of ground rent) : £850 per annum

Local Authority

Gloucester City Council

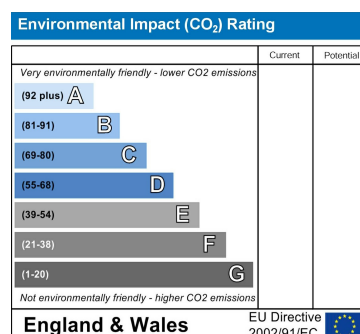
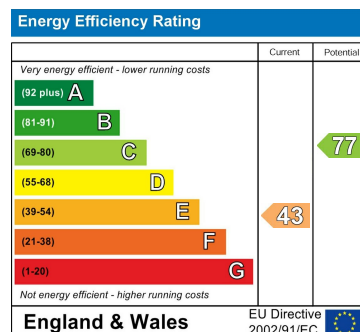
Council Tax Band: A

Services

Mains water, 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.



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