



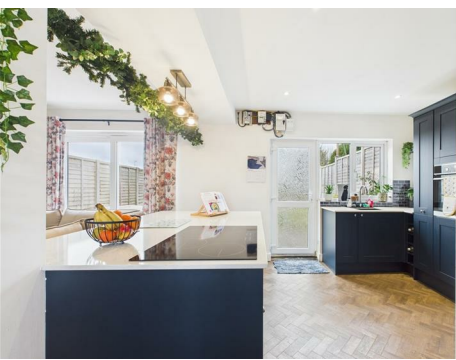
14 Westbury Road

, Gloucester, GL4 0LZ

£230,000



We are delighted to welcome new to the open market this beautifully presented, spacious three bedroom home located in Tuffley. If you love open plan living with a modern finish then look no further than this. The accommodation comprises of: Entrance hall, open plan kitchen/diner/lounge, utility, three bedroom & bathroom. Outside we have an enclosed garden & parking to the front. Perfect for first time buyers in our opinion, early viewing is essential.



Entrance Hall

Approached via front door, stairs to first floor, door through to:

Open Plan Lounge/Kitchen/Diner

Upvc double glazed windows to both front & rear, Upvc double glazed door to rear, eye & base level units with roll edge work tops, sink/drainage, electric double oven with separate induction hob & hood, parquet flooring, television point, recessed down lights, power points, under stairs storage cupboard, electric radiator. Door to:

Utility Room

Upvc double glazed door to front, base level units with roll edge work tops, sink/drainage, plumbing for washing machine, space for appliances.

First Floor Landing

Double glazed window to side, recessed down lights, electric radiator. Doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, electric radiator, power points, storage cupboard.

Bedroom 2

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

Bedroom 3

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

Shower Room

Upvc frosted double glazed window to rear, shower cubicle & pedestal wash hand basin, tiled walls, recessed down lights.

Cloakroom

Upvc frosted double glazed window to front, low level wc, towel rail.

Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn.

Tenure

Freehold. The Solar Panels are also owned by the owner. The

Services

Mains water, electricity, drainage & solar.

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.

Agents Note

We are advised that the property benefits from Solar Panels which are owned. The company who installed them are Project Solar Uk LTD.



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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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