



## 92 Regent Street

, Gloucester, GL1 4XQ

**Offers in excess of £195,000**



MURDOCK & WASLEY ESTATE AGENTS welcome to the market this chain free property which is currently rented out to four tenants on a room by room basis. The accommodation comprises of: Entrance hallway, cloakroom, shower room, kitchen, communal lounge & bedroom. On the first floor are two further bedrooms with an attic room.

Outside is a generous size rear garden with parking for one to the front.

Further benefits include Upvc double glazing throughout & gas central heating.



### Entrance Hallway

Approached via Upvc double glazed front door, tiled flooring, stairs to first floor, doors to kitchen, lounge, bedroom 4 & shower room.

### Shower Room

Shower cubicle, low level wc & pedestal wash hand basin, tiled flooring, tiled walls, heated towel rail, extractor fan.

### Kitchen 12'9" x 9'2" (3.9 x 2.8)

Upvc double glazed window & door to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with hob & hood, space for appliances, radiator, tiled flooring, part tiled walls, storage cupboard, door to:

### Rear Lobby

Glazed door to rear, door to:

### Cloakroom

Low level wc & pedestal wash hand basin.

### Lounge 12'9" x 12'1" (3.9 x 3.7)

Upvc double glazed sliding doors to rear, television point, radiator, power points, large under stairs storage cupboard.

### Bedroom 4/ Second Reception Room 13'1" x 11'5" (4.0 x 3.5)

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

### First Floor Landing

Doors to bedrooms 1 & 2, stairs leading to bedroom 3.

### Bedroom 1 13'1" x 11'5" (4.0 x 3.5)

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

### Bedroom 2 7'0 x 7'0 (2.13m x 2.13m)

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

### Bedroom 3/ Attic room 13'9" x 12'9" (4.2 x 3.9)

Upvc double glazed window to side, radiator, power point, access to loft via hatch, eves storage.

### Rear Garden

Enclosed area which is partly paved, mainly lawn.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### 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                                   |  | 55                      |           |
| (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 |           |

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.

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