



## 14 Knowles Road

Gloucester GL1 4TW

**£215,000**



Murdock & Wasley Estate Agents are delighted to present this three-bedroom semi-detached home, ideally located in a popular and central area close to Gloucester City Centre, the hospital, and the railway station.

Offered to the market with no onward chain, the property features two reception rooms, three well-proportioned bedrooms, and an enclosed rear garden.

With a strong rental history, this property is ideal for both first-time buyers and investors. Early viewing is highly recommended to avoid disappointment.





### Entrance Hall

Accessed via wooden glazed door, original tiled flooring, radiator, coving, stairs to first floor landing. Door to:

### Dining Room

Power points, radiator, space for dining table, under stairs storage space, rear aspect upvc double glazed window. Opening to:

### Lounge

Tv point, telephone point, power points, radiator, front aspect upvc double glazed window.

### Kitchen

Range of base and wall mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for cooker, fridge/ freezer and washing machine. Radiator, door to airing cupboard housing the gas fired boiler, side aspect upvc double glazed window and aluminium door to garden. Door to:

### Bathroom

Suite comprising panelled bath with electric shower over, low level wc, pedestal wash hand basin, radiator. Tiled flooring, rear aspect double glazed window.

### Landing

Access to loft space. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobe, front aspect upvc double glazed window.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window.

### Outside

A wooden gate provides convenient side access from the front to the rear of the property.

The rear features a generous, enclosed garden, mainly comprising a concrete patio, perfect for outdoor seating or dining, and a level lawn with a wooden shed and an outside tap.

### Tenure

Freehold

### Local Authority

Gloucester City Council

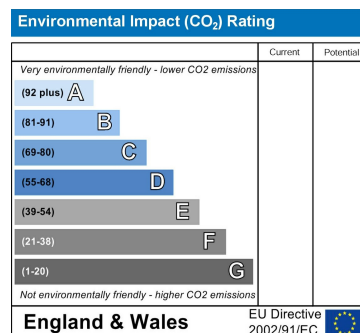
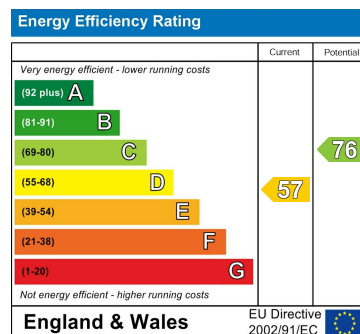
Council Tax Band: A

### Services

Mains water, gas, electricity and drainage.

### 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.



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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