



## 51 Laburnum Road , Gloucester, GL1 5PG

**£290,000**



Situated on the ever-popular Laburnum Road in Gloucester, this three bedroom semi-detached home offers spacious and versatile living accommodation.

The property welcomes you via a useful porch leading into a bright and inviting hallway. The generous lounge diner provides the perfect space for both relaxing and entertaining, while the kitchen and adjoining utility area offer practicality for modern day living.

Upstairs, the home benefits from three well-proportioned bedrooms alongside a family bathroom.

Externally, the property continues to impress with off road parking, a garage and a beautifully maintained enclosed rear garden.

Located close to local amenities, schools and transport links, this fantastic home combines comfort, convenience and curb appeal in equal measure.



### Porch

Accessed via upvc double glazed front door, entering onto:

### Hallway

Accessed from the porch through a upvc double glazed door, powerpoints, radiator, doors leading to:

### WC

Low level WC, hand wash basin, partly tiled walls, frosted upvc window with front aspect.

### Lounge Diner

TV point, power points, radiator, fireplace, upvc double glazed window with front aspect. doors leading to rear garden.

### Kitchen

Range of wall, drawer and base units with solid work surfaces, sink with drainer and mixer taps over, space for oven, space for washing machine, storage cupboard, door leading to utility room, upvc double glazed windows with rear aspect.

### Utility

Powerpoints, radiator, upvc door leading to rear garden, upvc double glazed window with rear aspect, wall and base storage cupboards.

### Bedroom One

Power points, radiator, upvc double glazed window with front aspect.

### Bedroom Two

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

### Bedroom Three

Power points, radiator, built in storage cupboard, upvc double glazed window with front aspect.

### Bathroom

Suite comprising, walk in shower unit with shower off the mains over, vanity unit hand wash basin with storage cupboards under and mixer tap over, low level wc, radiator, built in storage cupboard, upvc double glazed frosted window.

### Outside

Externally, the property boasts excellent kerb appeal with a generous block paved driveway providing ample off road parking alongside access to the garage.

To the rear, the home enjoys a beautifully maintained enclosed garden, thoughtfully landscaped with a well-kept lawn, mature shrubs, colourful flower borders and patio seating areas, creating the perfect space for relaxing, entertaining and enjoying the outdoors throughout the seasons. The garden also benefits from a high degree of privacy and a wonderful variety of established planting.

### Services

Mains gas, water, electricity and drainage.

### Tenure

Freehold

### Local Authority

Gloucester City Council  
Council Tax Band B

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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

