Murdock & Wasley
ESTATE AGENTS

36 Nelson Street

Tredworth, Gloucester, GL1 4QX

£159,950

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Murdock & Wasley Estate Agents are delighted to present this two-bedroom terraced home, ideally located in a central position close to the city centre and the Royal Hospital. Offered to the market with no onward chain, the property has been recently refurbished to a high standard and benefits from an enclosed rear garden, making it an excellent opportunity for first-time buyers, professionals or investors alike.

We anticipate strong interest in this beautifully presented home and therefore highly recommend an early viewing to avoid disappointment.

Lounge
Data point, power points, wall mounted radiator, stairs to landing, front aspect upvc double glazed window. Door leads off:

Kitchen / Dining Area
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, space for oven with extractor hood over. Space for fridge/ freezer and washing machine. Gas fired combination boiler, laminate flooring, rear aspect upvc double glazed windows and door leading to garden.

Landing
Power points, access to loft via hatch. Doors lead off:

Bedroom One
Power points, wall mounted radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Two
Power points, wall mounted radiator, rear aspect roof light.

Bathroom
Suite comprising low level wc, panelled bath with taps and shower, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls.

Outside
To the front of the property access is via a upvc double glazed door.

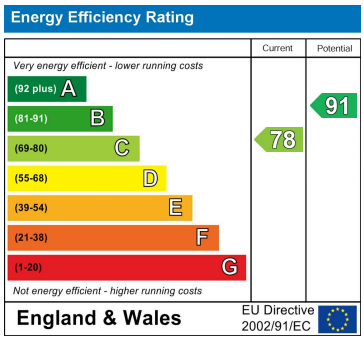
To the rear of the property a patio leads down to a garden laid to decorative stone.

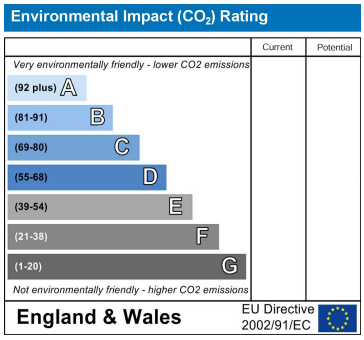
Tenure
Freehold

Services
Mains water, gas, electricity and drainage.

Local Authority
Gloucester City Council
Tax Band: A

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.





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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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