



Flat 2, 64 Moor Street

Tredworth, Gloucester, GL1 4NJ

Offers in excess of £110,000



Murdock & Wasley Estate Agents are delighted to offer this well-presented one bedroom ground floor flat situated in a sought-after residential location on Moor Street in Tredworth, Gloucester.

The area is well regarded for its convenient access to Gloucester city centre, local shops, schools, and excellent transport links, making it ideal for first-time buyers, investors, or those looking to downsize.

This property offers comfortable living space with the added benefit of a private rear garden, off-road, non-allocated parking, and is offered to the market with no onward chain.



Communal Entrance

Accessed via upvc double glazed door, telephone intercom system. Doors lead off:

Entrance Hall

Accessed via upvc double glazed door, power points, wall mounted radiator, telephone intercom system, tiled flooring, doors lead off:

Lounge / Diner

Television point, data points, power points, wall mounted radiator, coving, upvc double glazed french door leading to garden.

Internal Hallway

Door to airing cupboard. Doors and openings lead off:

Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for tall fridge freezer, washing machine and dishwasher, rear aspect upvc double glazed window and side aspect opaque glass block window.

Shower Room

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, double step in cubicle with shower over, wall mounted heated towel rail. wall mounted radiator, partly tiled walls, tiled flooring, side aspect single glazed window.

Bedroom

Power points, wall mounted radiator, two front aspect upvc double glazed windows.

Outside

To the front of the property a non allocated parking space provides parking for one vehicle.

To the rear of the property a garden mainly laid to lawn is enclosed by wooden fencing.

Tenure & Charges

Leasehold

1/4 share of the freehold.

Lease Length: 999 Years from 25/12/1990

Peppercorn Ground Rent

Maintenance Costs & Building Insurance previously split four ways.

Services

Mains water, gas, electricity & drainage.

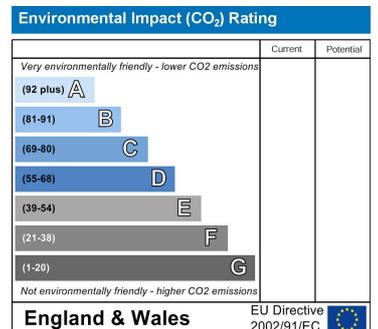
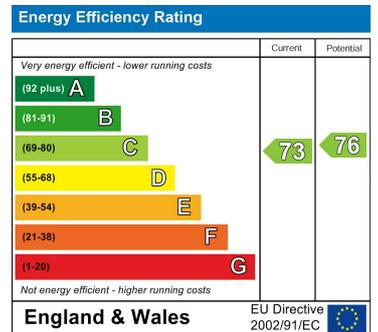
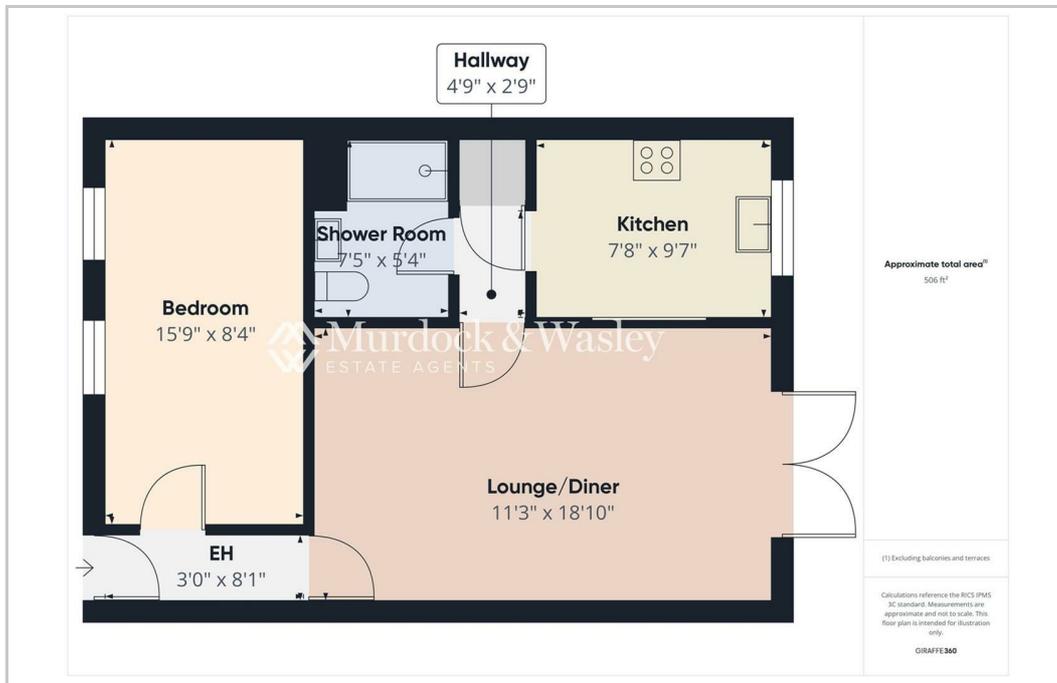
Local Authority

Gloucester City Council

Tax 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.



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.

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

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