Murdock & Wasley
ESTATE AGENTS

77 Rosebery Avenue

Gloucester, GL1 5EH

£250,000

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Murdock & Wasley Estate Agents are delighted to bring to the market this beautifully presented two double bedroom period home, situated in the highly sought-after area of Linden. Combining period character with modern-day living, this charming property benefits from an exceptional standard of finish throughout, making it an ideal opportunity for first-time buyers looking for a home that is ready to move straight into.

With a range of local amenities close by, including shops, cafés and parks. Convenient transport links also provide easy access to and from the city centre, making this an appealing choice for those looking for both convenience and connectivity.

If you are a first-time buyer searching for a beautifully appointed home with plenty of charm and a convenient location, this could be the property you've been waiting for.

Entrance Hallway
Accessed via upvc double glazed door, radiator, stairs to first floor landing. Doors lead off:

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliances points, power points, oven/grill with induction hob and extractor hood over, space for dishwasher, washing machine and fridge/freezer. Breakfast bar with space for stools under, rear and side aspect upvc double glazed window and door leading to garden.

Lounge
Tv point, telephone point, power points, radiators, feature fireplace, parquet flooring, front aspect upvc double glazed window.

Dining Room
Power points, space for dining table, bespoke fitted display cabinet with wine rack and storage below, radiator, parquet flooring, rear aspect upvc double glazed window.

Landing
Power points, Doors lead off:

Bedroom 1
Tv point, power points, radiator, built in wardrobes, two front aspect upvc double glazed windows.

Bedroom 2
Power points, radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising freestanding bath with mixer tap over off the mains, step in shower cubicle with shower off the mains, low level wc & pedestal wash hand basin, radiator, inset ceiling spot lights, rear aspect upvc frosted double glazed windows.

Outside
The front of the property features a tiled path leading to the front door, and is enclosed by brick walling.

A wooden gate provides convenient side access to the garden.

To the rear is a generous rear garden which is partly paved, mainly laid to lawn, gated side access. Path leads to outbuilding.

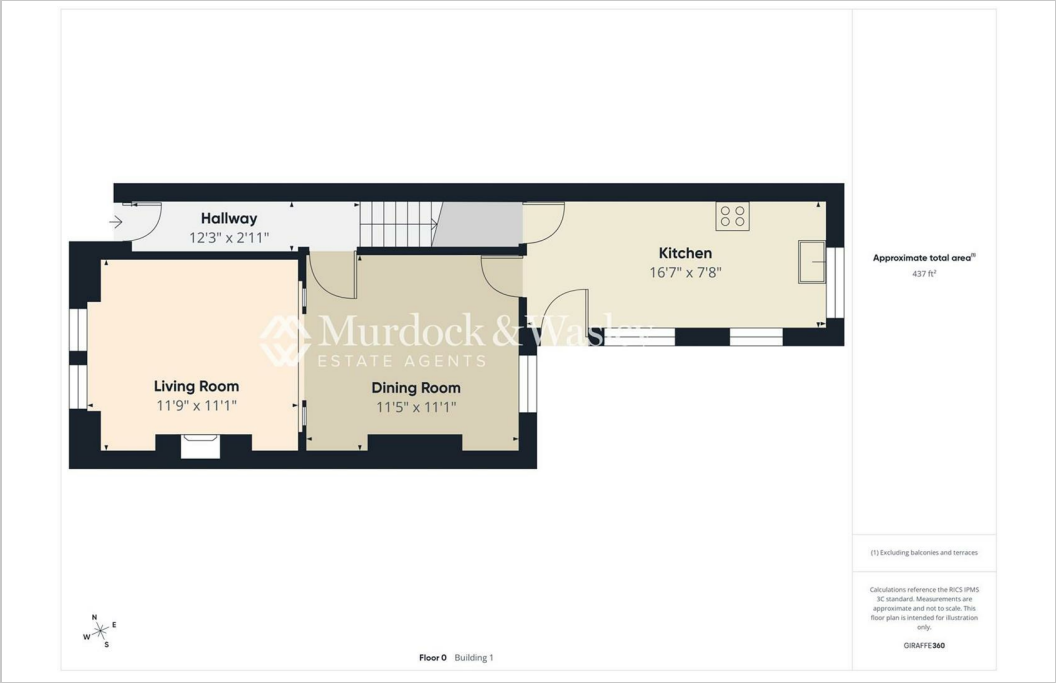
Outbuilding
Accessed via upvc double glazed french doors. Power points, data points, inset ceiling spot lights, heating, door to storage cupboard. Four front aspect upvc double glazed windows.

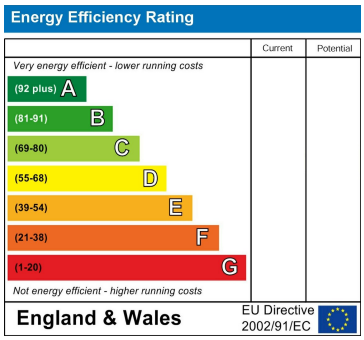
Tenure
Freehold.

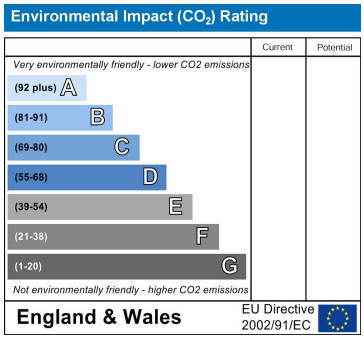
Services
Mains water, gas, electricity & drainage.

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.







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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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