Murdock & Wasley
ESTATE AGENTS



57 Conduit Street

Gloucester, GL1 4TS

£2,600,000

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We are delighted to welcome to the market this much-loved three-bedroom period home, ideally located within easy reach of the city centre and Gloucester Quays.
Offering generous proportions across both floors, the property provides an excellent opportunity for buyers looking to modernise and add value, creating a home tailored to their own style and needs.
While some updating is required, the property's fantastic dimensions and prime location make it a truly exciting prospect for a range of purchasers.







Entrance Porch
Accessed via Upvc double glazed front door, door through too:

Entrance Hallway
Accessed via door, radiator, original floor tiling, stairs leading to first floor with under stairs storage cupboard, power points.

Living Room
Upvc double glazed bay window to front, television point, radiator, power points.

Second Sitting Room
Upvc double glazed windows to rear, radiator, power points.

Dining Room
Upvc double glazed windows to side, radiator, power points.

Kitchen
Upvc double glazed window & door to side, eye & base level units with roll edge work tops, sink/drainer, cooker point, space for appliances, power points, partly tiled walls.

First Floor Landing
Access to loft via hatch, airing cupboard, power points, doors to all rooms.

Bedroom One
Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom Two
Upvc double glazed windows to rear, radiator, power points.

Bedroom Three
Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

Family Bathroom
Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls.

Rear Garden
An enclosed area which is partly paved, mainly laid to lawn, gated side access.

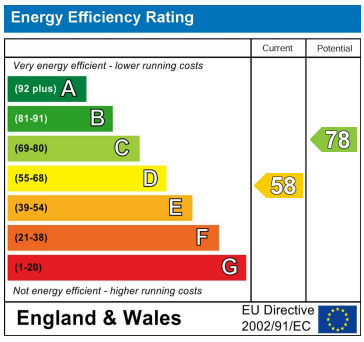
Tenure
Freehold

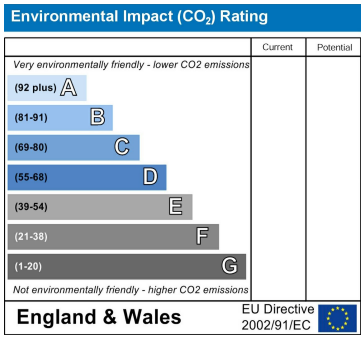
Local Authority
Gloucester City Council - Tax Band B

Services
Mains water, gas, electricity & drainage.

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.







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 firms 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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GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

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