



## 20 Laxton Road

Abbeymead, Gloucester, GL4 5YP

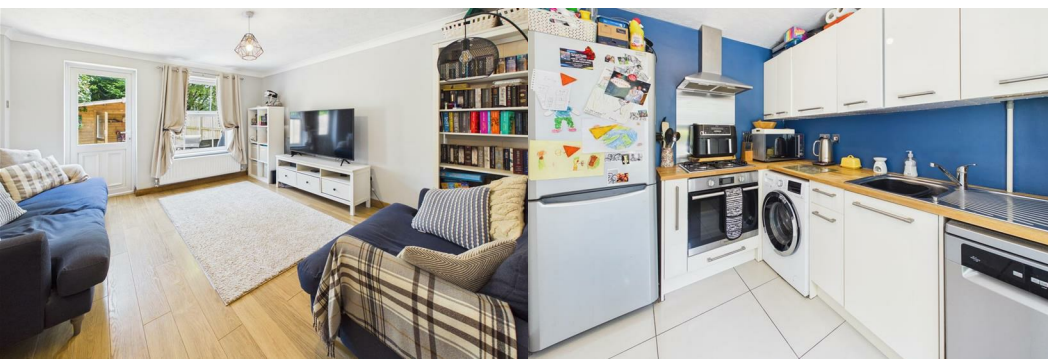
**Offers in excess of £230,000**



Murdock & Wasley are pleased to welcome to the market this spacious two bedroom terraced house, tucked away in a sought-after close in Abbeymead. This property represents a fantastic opportunity for first-time buyers or buy-to-let investors alike.

The accommodation comprises: entrance hall, kitchen, and a lounge/diner on the ground floor. Upstairs, there are two double bedrooms and a family bathroom.

Further benefits include UPVC double glazing, modern gas central heating, an enclosed rear garden, and allocated parking for two vehicles.



### Entrance Hallway

Approached via double glazed front door, laminate flooring, radiator, stairs leading to first floor landing and doors leading to:

### Kitchen

Upvc double glazed windows to front, eye & base level units with roll edgework tops, sink/drain, electric oven with gas hob & hood, space for appliances, tiled flooring, power points.

### Lounge/Diner

Upvc double glazed windows & french doors to rear, television point, radiator, power points, laminate flooring, under stairs storage space.

### First Floor Landing

Access to loft via hatch, power point, doors to all rooms.

### Bedroom One

Upvc double glazed windows to front, radiator, power points, built in storage cupboards.

### Bedroom Two

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

### Family Bathroom

Upvc frosted double glazed windows to rear,

panelled bath with shower over of the mains, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

### Outside

To the rear is an enclosed area which is partly laid to lawn and remaining is wooden decking perfect for outdoor entertaining and dining. Gated rear access.

To the front is two allocated parking spaces.

### Tenure

Freehold

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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