



3 Alfred Street

Gloucester, GL1 4DF

£170,000



Murdock & Wasley Estate Agents are pleased to present to the market this well presented, two bedroom semi-detached house. Conveniently situated in a central and popular area, it is just a short walk from the city centre, offering easy access to local amenities.

This property features two spacious reception rooms, two double bedrooms, and an enclosed rear garden. Offered with no onward chain, it presents a perfect opportunity for both first-time buyers and investors alike.



Entrance Hall

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

Lounge

Power points, radiator, feature fireplace, front aspect upvc double glazed window.

Dining Room

Power points, radiator, wooden door to understairs storage cupboard, space for dining table and chairs, rear aspect upvc double glazed window.

Kitchen

Range of base, drawer and wall mounted units, laminate work surface, single bowl sink unit with mixer tap over. Appliance points, power points, space for appliances. Radiator, partly tiled walls, boiler, laminate flooring, side and rear aspect upvc double glazed window and side aspect upvc double glazed door leading to the garden.

Landing

Access to loft space. Doors lead off:

Bedroom One

Power points, radiator, front aspect upvc double glazed window.

Bedroom Two

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

Bathroom

Suite comprising, panelled bath with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Radiator, partly tiled walls, laminate flooring, rear aspect frosted upvc double glazed window.

Outside

At the front of the property, a paved pathway leads to the front door, with a gravelled patio area set behind a low brick wall.

To the rear of the property, you'll find a fully enclosed garden featuring a gravelled patio space, perfect for outdoor furniture, leading onto a flat laid lawn.

Agents Note

- We are advised that the property historically suffered subsidence due to a leaking drain. This was addressed and repaired via an insurance claim. For more information please contact the office.

Tenure

Freehold.

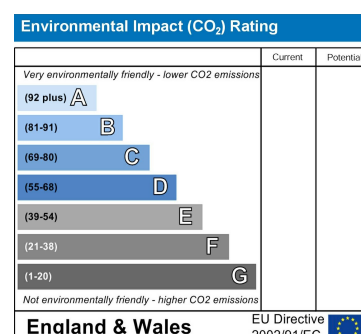
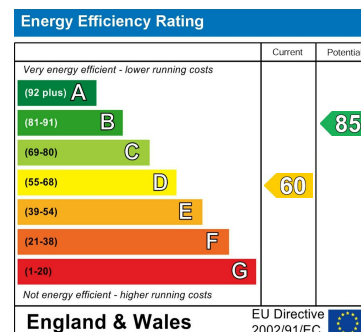
Services

Local Authority

Gloucester City Council.
Council Tax Band: tbc

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.

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