



## 123 Estcourt Rd

Gloucester, GL1 3LW

**£545,000**



Murdock & Wasley Estate Agents are pleased to present this fabulous extended 1930s three-bedroom detached property, located on one of Gloucester's most prestigious tree-lined roads. This home is ideally situated near top-achieving grammar schools, the Royal Hospital, and offers excellent transport links to the train station and M5.

Inside, the property offers spacious and versatile living accommodation, including three reception rooms, a modern kitchen/breakfast room, and a master bedroom with an en-suite bathroom, perfect for a growing family.

The beautifully manicured garden, complete with a flagstone patio, is ideal for outdoor seating and entertaining.

Don't miss the chance to make this wonderful home yours!



### Porch

Accessed via upvc double glazed door. exposed brick walling. Solid wooden door to:

### Entrance Hall

Power points, radiator, stairs to first floor landing, dado rail, coving, side aspect upvc double glazed window. Doors lead off;

### Kitchen/ Breakfast Room

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, eye level double oven/ grill, range cooker with extractor hood over. Space for fridge/ freezer, washing machine, dishwasher, and breakfast table. Gas fired boiler, dado rail, coving, tiled flooring, side and rear aspect upvc double glazed windows and door to garden.

### Lounge

Tv point, telephone point, power points, two radiators, picture rail, dado rail, coving, front aspect wooden double glazed bay window.

### Dining Room

Power points, radiator, space for for dining table, picture rail, dado rail, coving, rear aspect wooden double glaze door to:

### Play Room

Of brick construction with a polycarbonate roof, power points, rear aspect sliding double glazed doors.

### WC

Low level wc, wall mounted wash hand basin, side aspect upvc double glazed window.

### Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, radiator, built in wardrobes, rear aspect upvc double glazed window. Door to:

### En-Suite

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin, tiled walls, radiator, vinyl flooring, rear aspect upvc double gladiator.

### Bedroom Two

Power points, radiator, picture rail, front aspect upvc double glazed bay window.

### Bedroom Three

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

### Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin, heated towel rail, vinyl flooring, side aspect upvc double glazed window.

### Outside

Set back from the road, the property enjoys a well-maintained front lawn alongside a block paved driveway that provides convenient off road parking. Established hedging and boundary fencing enhance privacy while adding a sense of greenery and seclusion to the frontage.

Wooden gates provide further parking to the side of the property and provide direct access to the rear garden.

To the rear of the property is a generous and well-maintained enclosed garden, predominantly laid to lawn and bordered by a variety of mature trees, shrubs, and hedging, offering a good degree of privacy. The space is ideal for both families and entertaining, featuring a paved patio area suitable for outdoor seating, along with a charming pergola and established planting. Further benefits include a useful garage, outside tap and lighting.

### Agents Note

The property is currently rented therefore there are no internal pictures. The current tenants are due to vacate at the end of April .

### Tenure

Freehold

### Local Authority

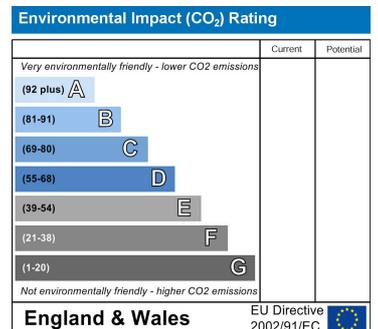
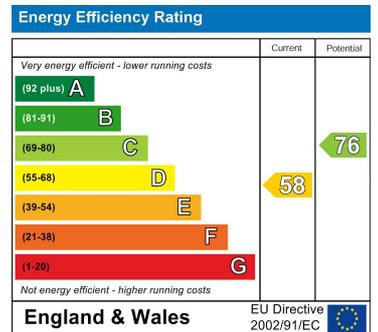
Gloucester City Council  
Council Tax Band: E

### Services

Mains water, gas, electricity and drainage

### 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.



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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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